



**Board of Adjustments
Meeting Agenda
June 25, 2025
Bentonville City Hall
Meeting Time: 4:00 PM**

Registration Link:<https://us02web.zoom.us/j/87445725144>

I. Call to Order

II. Approval of Minutes

1. May 14th Meeting Minutes

**Approval of
Meeting
Minutes**

III. New Business

1. Bandaru & Edara

2005 NE Chaucer St ([VAR25-0011](#))
Section 401.10 PUD setbacks

Variance*

2. Bandaru & Edara

2008 Northeast Chaucer Street ([VAR25-0012](#))
Section 401.10 PUD Setbacks

Variance*

3. Thaden School

410 Southeast Staggerwing Lane ([VAR25-0015](#))
*Section 801.15 of the Zoning Code - Signs Allowed With A Sign Permit, (a)
Height and Area Regulations*

Variance*

4. Maverik 5173

3610 Southwest Regional Airport Boulevard ([VAR25-0002](#))
Section 801.15 subsection (a) Signs Allowed With A Sign Permit

Variance*

IV. Old Business

V. Other Business

VI. Adjournment



**Board of Adjustments
Meeting Agenda
May 14, 2025
Bentonville City Hall
Meeting Time: 4:00 PM**

Recording Link:

https://us02web.zoom.us/rec/share/wTtqOT1etad3aj5VPmKI_ulwSoJZWmgt8zRNMZm1W7U1vxiglfkO_dbqvzoyz7Y6.Sjv0sUDNhkrPmB_9?startTime=1747255288000

I. Call to Order

- Meeting called to order at 4:00 PM by chairman Dean Kruithof.
- Members present: BJ Phillips, Celia Swanson, Kevin Barrington (Zoom), Danny Bennett, Dean Kruithof
- Members absent: None
- Staff present: Tom Adler, Sophie McAdara, Nathan Izard

II. Approval of Minutes

1. April 23rd Meeting Minutes

Approval of Meeting Minutes

- Motion to approve by Phillips, second by Swanson.
- Minutes are approved 5-0.

III. New Business

1. Icebreaker LLC

Variance*

604 Southwest 5th Street ([VAR25-0008](#))

Section 401.07 of the Zoning Code - Downtown Neighborhood (DN) District Regulations, (e) DN Districts Setback Standards

- Chairman Kruithof notes that because this variance request was heard at the previous BOA meeting, an overview is unnecessary, and opens up for discussion among the BOA members and the representative. Chairman Kruithof further states that because the public hearing was held for this request at the last BOA meeting, a public hearing at this meeting is not required.
- Mr. Burris, the architect representative, gives an overview of his request.
- The Board of Adjustment members discuss the request with the representative.
- Bennett motions to table the proposal indefinitely, Swanson seconds.
- Item is tabled 4-0, Phillips abstains.

IV. Old Business

V. Other Business

VI. Adjournment

- Chairman Kruithof adjourns the meeting.

**Bandaru & Edara**

2005 NE Chaucer St

BOA Date: 6/25/2025**Staff Report Details**

Project Number	VAR25-0011
Applicant / Current Owner	Swope Engineering / Srinivasa R Bandaru & Parvathi Veeramachaneni
Site Area	0.36 acres
Current Zoning	PUD, Planned Unit Development
Variance Request	Front setback variance and rear setback variance
Related projects	

Property Description

The subject property is located at 2005 Northeast Chaucer Street (Lot 97). The property is presently zoned PUD, Planned Unit Development, with a future land use designation of Neighborhood Suburban.

Regulation

Article 401 Zoning District Regulations, Section 401.10 PUD, Planned Unit Development. The PUD for this subdivision has established the following setbacks: 30' front (dwelling), 20' front (garage), and 25' rear.

Variance Request

Setback variances requested:

Variance 1: A 10-foot variance on the front building setback to allow for a 20-foot front building setback instead of the required 30-foot front setback.

Variance 2: A 5-foot variance for a portion of the rear building setback to allow for a 20-foot rear setback instead of the required 25-foot rear setback.

Background

Background

The applicant is requesting a 10-foot variance to allow for a 20-foot front building setback, instead of the 30-foot front building setback required and a 5-foot variance to allow for a 20-foot rear building setback instead of the 25-foot rear building setback requirements of the PUD, Planned Unit Development. The applicant states in their narrative that the topography in the rear of the lot is not buildable and is seeking to shift the proposed home towards the front of the property line. Please see provided plans for clarification. The front and rear setback requirements of 30 and 20 feet, respectively, were set previously through the Planned Unit Development Process and are found on a plat from 2009.

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

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;

The applicant states that special circumstances and conditions exist due to the rear yard topography of the lot.

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;

The applicant states that the literal interpretation of the setback ordinance would mean a much smaller house would need to exist on this lot, which does not conform to the existing scale, character, context, and form of the existing neighborhood. The applicant writes that this ultimately reduces the property values of its neighbors and the subdivision as a whole.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant states the lot topography is not a result of the current lot owner, but the existing lot grades appear to be a result of subdivision design and construction.

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.

The applicant states the variance requested will not confer any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. The applicant is seeking a variance in order to build a home that confers with the surrounding neighborhood to ensure cohesion.

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.

The applicant makes no mention of nonconforming uses of neighboring lands, structures, or buildings in the same district.

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

Background

minimum variance that will make possible the reasonable use of land, building or structure.

The applicant has provided a site design demonstrating how their requested variance is only needed for a portion of the rear of the building. The existing setbacks of 30' and 25' are depicted to show how far the proposed dwelling would exceed current code.

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.

The variance requested appears to have no detrimental impact 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.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

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.

The applicant's request does not include a variance of use.

Conclusion

The applicant is requesting a 10-foot variance to allow for a 20-foot front building setback instead of the 30-foot front building setback as well as a 5-foot variance to allow for a 20-foot rear building setback instead of the 25-foot rear building setback required by the PUD. The applicant states that special circumstances and conditions exist due to the rear yard topography of the lot. Due to the topography, it is not buildable, according to the applicant. The applicant states that the literal interpretation of the setback ordinance would mean a much smaller house would need to exist on this lot, which does not conform to the existing scale, character, context, and form of the existing neighborhood. The applicant claims that this ultimately reduces the property values of its neighbors and the subdivision as a whole. The applicant further states the lot topography is not a result of the current lot owner, but the existing lot grades are a result of the subdivision design and construction.

Ultimately, the Board must find all six criteria to have been met for the approval of a variance request.

Public Comment

Has Staff received Public Comment at the time of this report?: **Yes**

Conditions of Approval

If the Board approves the variances, the following conditions of approval are proposed:

1. The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved building permit for the structure.

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, structures 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.

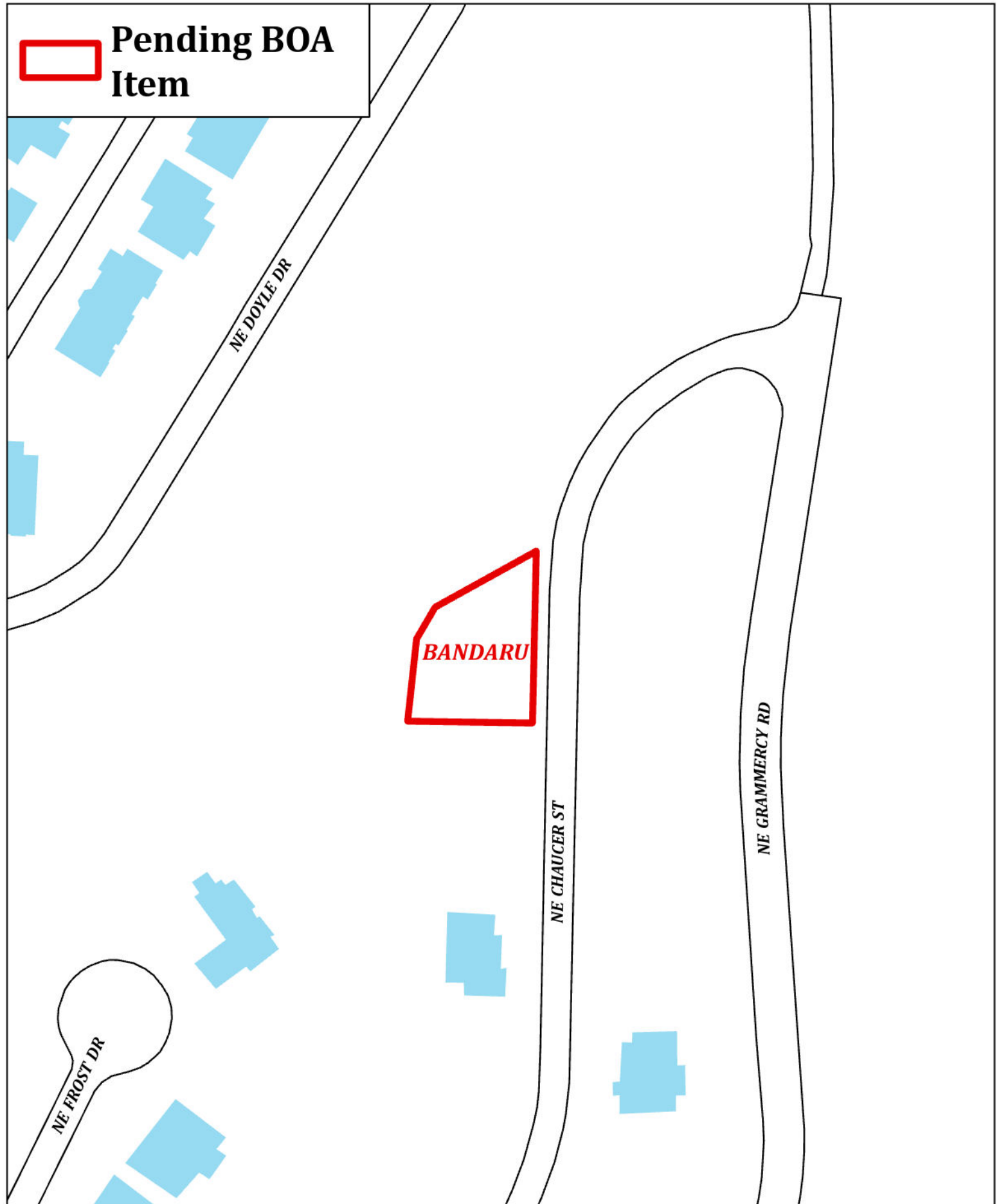
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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.



**Pending BOA
Item**



**VAR25-0011
BANDARU
2005 NE CHAUCER ST**





May 13, 2025

City of Bentonville

305 SW A Street

Bentonville, AR

RE: Front Building Setback Variance – 30' to 20'

Rear Building Setback Variance 25' to 20'

LOT 97, GRAMMERCY PARK SUBDIVISION, PHASE 1, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER PLAT RECORDED IN PLAT BOOK 2009 AT PAGES 76 THROUGH 78.

To whom it may concern, please consider a front building setback variance of 10 feet (30' required, 20' requested) and a rear building setback variance of 4 feet (25' required, 20' requested) for a very small portion of the home along the rear lot line for the project referenced. The rest of the home along the rear lot line will conform to the 25' building setback. This lot has 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 lot is the rear yard topography. This lot is not buildable well into the rear buildable area of the lot; therefore, the proposed home needs shifted to the front.

Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on this lot, thereby not conforming to the existing scale, character, context and form of the existing neighborhood and ultimately reducing property values of its neighbors and the subdivision as a whole.

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.

The developer will ensure that there are no encroachments into the setback/utility easements including but not limited to the slab/footings.

In summary, we believe these setback variance request meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

Sincerely,

Jon Stanley, ASLA
Senior Project Manager

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
OFFSITE PROPERTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT
CURB AND GUTTER
ASPHALT PAVEMENT
SET/FOUND REBAR
FENCE CORNER POST
FOUND STONE
STATE MONUMENT
SET/FOUND ALUM. MONUMENT
SET/FOUND COTTON SPINDLE
SET / FOUND MAG NAIL
RAILROAD SPIKE
BENCH MARK (ELEV.)
FOUND PIPE

UTILITY SYMBOLS

- FLARED END SECTION
CURB INLET
AREA INLET
JUNCTION BOX
GRATE INLET
SANITARY SEWER
SEWER SERVICE
FIRE HYDRANT ASSEMBLY
WATER VALVE
WATER SERVICE
WATER METER
POWER POLE
LIGHT
ELECTRICAL BOX
TELEPHONE PEDESTAL
GAS METER

HATCHES

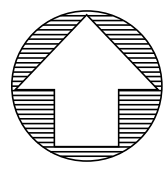
- ASPHALT
CONCRETE
FLOOD ZONE
GRAVEL
WET
POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76", COMBINED SCALE FACTOR: 0.999973753.

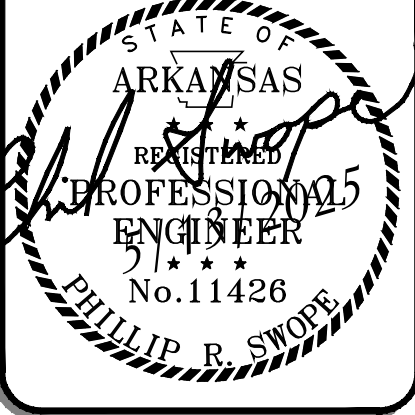
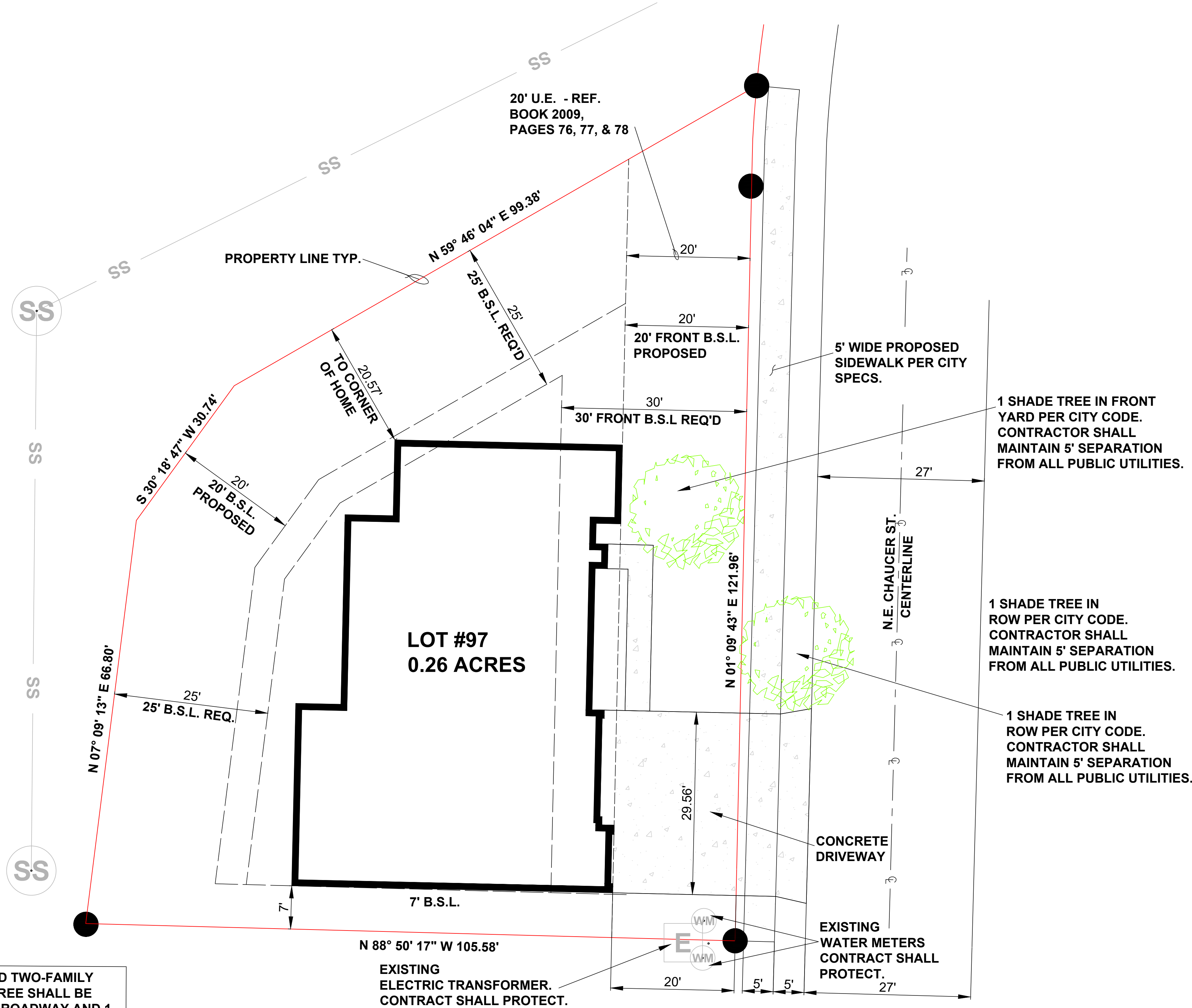


GRAPHIC SCALE

1 inch = 10 feet

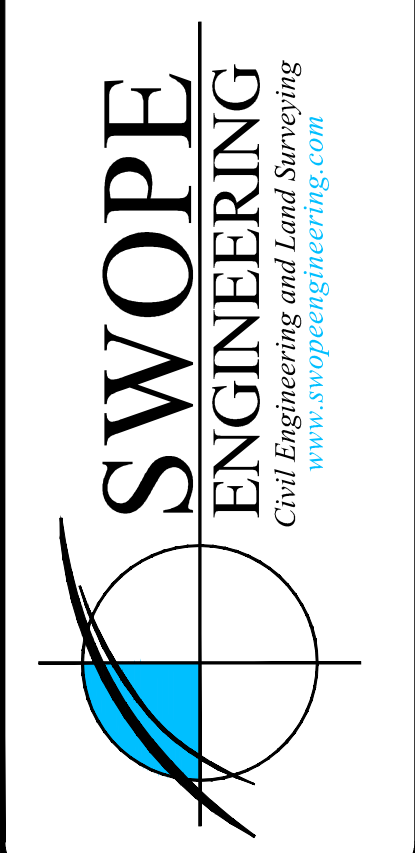
FOR NEWLY CONSTRUCTED SINGLE AND TWO-FAMILY RESIDENTIAL STRUCTURES: 1 SHADE TREE SHALL BE PLANTED IN EACH YARD ADJACENT TO ROADWAY AND 1 SHADE TREE SHALL BE PLANTED IN EACH RIGHT-OF-WAY ADJACENT TO ROADWAY.

NO STRUCTURES, OVERHANGS, OR FOOTINGS SHALL ENCROUCH ON THE EXISTING UTILITY EASEMENT.



SITE PLAN
GRAMMERCY PARK SUBDIVISION LOT 97
SETBACK VARIANCE
BANDARU, SRINIVASA R & VEERAMACHANENI, PARVATHI
4606 SW CROSSBOW CIR BENTONVILLE AR 72713

NO.	DATE	REVISION
1	05/13/2025	FIRST SUBMITTAL



DRAWN BY:	JON	JOB NUMBER:	25-213
SUBMITTAL DATE:	05/13/2025	CITY NUMBER:	VAR25-0011
DRAWING NAME:	25-213PR.DWG		
SHEET NUMBER:	1		

**Bandaru & Edara**

2008 Northeast Chaucer Street

BOA Date: 6/25/2025**Staff Report Details**

Project Number	VAR25-0012
Applicant / Current Owner	Swope Engineering / Srinivasa R Bandaru & Sridhar Edara
Site Area	0.36 acres
Current Zoning	PUD, Planned Unit Development
Variance Request	Front setback variance and rear setback variance
Related projects	

Property Description

The subject property is located at 2008 Northeast Chaucer Street (Lot 100). The property is presently zoned PUD, Planned Unit Development, with a future land use designation of Neighborhood Suburban.

Regulation

Article 401 Zoning District Regulations, Section 401.10 PUD, Planned Unit Development. The PUD for this subdivision has established the following setbacks: 30' front (dwelling), 20' front (garage), and 25' rear.

Variance Request

Setback variances requested:

Variance 1: A 10-foot variance on the front building setback to allow for a 20-foot front building setback instead of the required 30-foot front setback.

Variance 2: A 3-foot variance for a portion of the rear building setback to allow for a 22-foot rear setback instead of the required 25-foot rear setback.

Background

Background

The applicant is requesting a 10-foot variance to allow for a 20-foot front building setback, instead of the 30-foot front building setback required and a 3-foot variance to allow for a 22-foot rear building setback instead of the 25-foot rear building setback requirements of the PUD, Planned Unit Development. The applicant states in their narrative that the topography in the rear of the lot is not buildable and is seeking to shift the proposed home towards the front of the property line. Please see provided plans for clarification. The front and rear setback requirements of 30 and 20 feet, respectively, were set previously through the Planned Unit Development Process and are found on a plat from 2009.

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

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;

The applicant states that special circumstances and conditions exist due to the rear yard topography of the lot.

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;

The applicant states that literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby not conforming to the existing scale, character, context and form of the existing neighborhood and ultimately reducing property values of its neighbors and the subdivision as a whole.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant states the lot topography is not a result of the current lot owner, but the existing lot grades appear to be a result of subdivision design and construction.

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.

The applicant states the variance requested will not confer any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. The applicant is seeking a variance in order to build a home that confers with the surrounding neighborhood to ensure cohesion.

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.

The applicant makes no mention of nonconforming uses of neighboring lands, structures, or buildings in the same district.

Background

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.

The applicant has provided a site design demonstrating how their requested variance is only needed for a portion of the rear of the building. The existing setbacks of 30' and 25' are depicted to show how far the proposed dwelling would exceed current code.

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.

The variance requested appears to have no detrimental impact 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.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

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.

The applicant's request does not include a variance of use.

Conclusion

The applicant is requesting a 10-foot variance to allow for a 20-foot front building setback instead of the 30-foot front building setback as well as a 3-foot variance to allow for a 22-foot rear building setback instead of the 25-foot rear building setback required by the PUD. The applicant states that special circumstances and conditions exist due to the rear yard topography of the lot. Due to the topography, it is not buildable, according to the applicant. The applicant states that the literal interpretation of the setback ordinance would mean a much smaller house would need to exist on this lot, which does not conform to the existing scale, character, context, and form of the existing neighborhood. The applicant claims that this ultimately reduces the property values of its neighbors and the subdivision as a whole. The applicant further states the lot topography is not a result of the current lot owner, but the existing lot grades are a result of the subdivision design and construction.

Ultimately, the Board must find all six criteria to have been met for the approval of a variance request.

Public Comment

Has Staff received Public Comment at the time of this report?: **Yes**

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, structures 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.



**Pending BOA
Item**

NE DOYLE DR

BANDARU

NE CHAUCER ST

NE GRAMMERCY RD

NE FROST DR



**VAR25-0012
BANDARU
2008 NE CHAUCER ST**





May 13, 2025

City of Bentonville

305 SW A Street

Bentonville, AR

RE: Front Building Setback Variance – 30' to 20'

Rear Setback Variance – 25' to 22'

LOT 100, GRAMMERCY PARK SUBDIVISION, PHASE 1, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS PER PLAT RECORDED IN PLAT BOOK 2009 AT PAGES 76 THROUGH 78.

To whom it may concern, please consider a front building setback variance of 10 feet (30' required, 20' requested) and a rear building setback variance of 3 feet (25' required, 22' requested) for a very small portion of the home along the rear lot line for the project referenced. The rest of the home along the rear lot line will conform to the 25' building setback. This lot has 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 lot is the rear yard topography. This lot is not buildable well into the rear buildable area of the lot; therefore, the proposed home needs shifted to the front.

Literal interpretation of the setback ordinance would mean a much smaller house would have to exist on both lots, thereby not conforming to the existing scale, character, context and form of the existing neighborhood and ultimately reducing property values of its neighbors and the subdivision as a whole.

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.

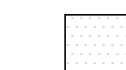
In summary, this setback variance meets the standard criteria established for granting variances. This letter is submitted for your review and approval.

Sincerely,

Jon Stanley, ASLA
Senior Project Manager

FEATURE LINES AND SURVEY SYMBOLS

- | PROPERTY LINE | PROPERTY LINE |
|----------------------------|---------------|
| OFFSITE PROPERTY LINE | |
| CENTERLINE OF ROAD | |
| RIGHT-OF-WAY | |
| FENCE | |
| ACCESS EASEMENT | |
| BUILDING SET BACK | |
| UTILITY EASEMENT | |
| CURB AND GUTTER | |
| ASPHALT PAVEMENT | |
| ○ SET/FOUND REBAR | |
| ⊗ FENCE CORNER POST | |
| ■ FOUND STONE | |
| ▣ STATE MONUMENT | |
| ⊞ SET/FOUND ALUM. MONUMENT | |
| ⊙ SET/FOUND COTTON SPINDLE | |
| ▽ SET / FOUND MAG NAIL | |
| ▲ RAILROAD SPIKE | |
| ▲ BENCH MARK (ELEV.) | |
| ⊙ FOUND PIPE | |

- | UTILITY SYMBOLS | HATCHES |
|---|--|
|  FLARED END SECTION |  ASPHALT |
|  CURB INLET |  CONCRETE |
|  AREA INLET |  FLOOD ZONE |
|  JUNCTION BOX |  GRAVEL |
|  GRATE INLET |  WET POND |
|  SANITARY SEWER | |
|  SEWER SERVICE | |
|  FIRE HYDRANT ASSEMBLY | |
|  WATER VALVE | |
|  WATER SERVICE | |
|  WATER METER | |
|  POWER POLE | |
|  LIGHT | |
|  ELECTRICAL BOX | |
|  TELEPHONE PEDESTAL | |
|  GAS METER | |

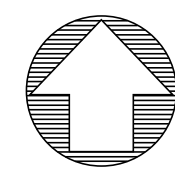
THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

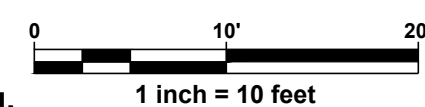
BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF
BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°19'24.76",
COMBINED SCALE FACTOR: 0.999973753.



Know what's **below**.
Call before you dig



GRAPHIC SCALE



SITE PLAN

GRAMMERCY PARK SUBDIVISION LOT 100

SETBACK VARIANCE
BANDARU, SRINIVASA R & VEERAMACHANENI, PARVATHI
OWNER ADDRESS: 4606 SW CROSSBOW CIR BENTONVILLE AR 72713

NO.	DATE	REVISION
1	05/13/2025	FIRST SUBMITTAL
2	REVISION	REVISION
3	REVISION	REVISION



DRAWN BY: JON STANLEY	JOB NUMBER: 25-213
SUBMITTAL DATE: 05/13/2025	CITY NUMBER: VAR25-0011
DRAWING NAME: 25-213PR.DWG	
SHEET NUMBER:	

1

R:\SWOPE\25-213 GRAMMERCY PARK VARIANCES LOTS 44, 45, 97 & 100\CIVIL DRAWINGS\25-213PR.DWG - PLOTTED ON 5/13/2025 12:33:56 PM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY JON STANLEY



Thaden School

410 Southeast Staggerwing Lane

BOA Date: 6/25/2025

Staff Report Details

Project Number	VAR25-0015
Applicant / Current Owner	Arkansas Sign & Banner / Thaden School
Site Area	+/- 14.18 acres
Current Zoning	A-1, Agriculture
Variance Request	Sec 801.15 Signs Allowed With A Sign Permit, a) Height and Area Regulations
Related projects	SIGN25-0083

Property Description

The subject property is located at 410 Southeast Staggerwing Lane (Lot 1 of the Groudhog Addition). The property is presently zoned A-1, Agriculture, with a future land use designation of Recreation Outdoor and Entertainment.

Regulation

Section 801.15 of the Zoning Code - Signs Allowed With A Sign Permit, (a) Height and Area Regulations

The code does now allow properties located in A-1, Agriculture zoning to have wall signs for non-residential use. The applicant is seeking a variance to allow a wall sign in the A-1 zoning district for the Thaden School's barn.

Variance Request

One variance requested:
Wall sign - "Donald C. Steiger Barn" - A variance to allow for a wall sign in an A-1 zoning district.

Background

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

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, structures or buildings in the same district;

The school gymnasium is located within an A-1 zoning district which does not allow for wall signs to be installed.

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;

Other schools have been allowed wall signs located within A-1 zoning districts.

c. That special conditions and circumstances do not result from the actions of the applicant; and

The applicant is not creating special conditions or circumstances.

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.

The applicant states the variance requested will not confer any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. The applicant is seeking a variance in order to install a sign on the campus gymnasium.

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.

The applicant makes no mention of nonconforming uses of neighboring lands, structures, or buildings in the same district.

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.

The variance requested by the applicant is the minimum variance needed that will make possible the reasonable use of the building. This sign meets the other requirements of the zoning code in meeting the maximum area requirements.

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.

The granting of this variance is not injurious to the neighborhood or detrimental to the public welfare. The applicant states that the sign is marginally visible from the street and does not draw attention.

5. Conditions. In granting any variance, the board of adjustment may prescribe

Background

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.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

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.

The applicant's request does not include a variance of use.

Conclusion

The applicant is requesting a variance to allow a wall sign in an A-1, agriculture, zoning district. The lot serves as part of the Thaden School campus, and it includes a gymnasium, which is now recognized by the school as the Donald. C. Steiger Barn. The naming of this gymnasium and its subsequent sign honors an individual who donated to Thaden School and who requested naming rights to the gymnasium. The applicant further states that the sign is marginally visible from the street and does not draw attention.

Ultimately, the Board must find all six criteria to have been met for the approval of a variance request.

Public Comment

Has Staff received Public Comment at the time of this report?: **No**

Conditions of Approval

If the Board approves the variance, the following conditions of approval are proposed:

1. The approved variance shall be for the proposed sign and sign location, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved sign permit for the sign.

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, structures 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.

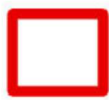
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(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.

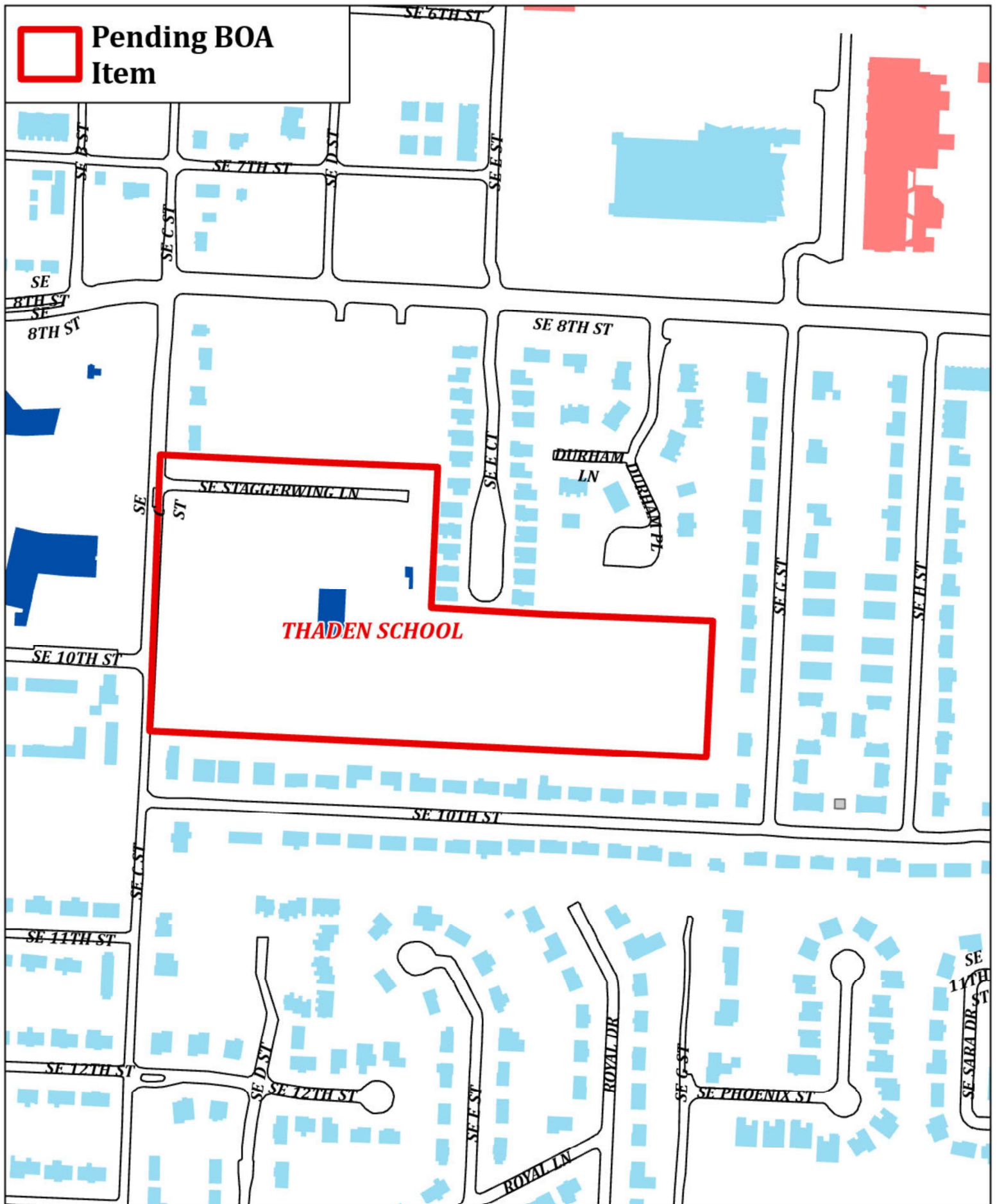
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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.



Pending BOA
Item



THADEN SCHOOL



VAR25-0015
Thaden School
800 SE C ST



INSTALL ADDRESS: 800 SE C St, Bentonville, AR 72712

Q:\JOBS\T\Thaden School\2025\24139 Donald Steiger barn lettering

JOB # 24139

#PO

BUILDING LETTERS

PROOF DATE: 04-30-2025
APPROVAL DATE: -
DUE DATE: -
INSTALL DATE: -

ART PROOF

**ARKANSAS
SIGN & BANNER**

1914 S. Walton Blvd., Bentonville, AR
479-271-9722
www.arkansasign.net



PROJECT MANAGER:

NICK MELTON
nmelton@arkansassign.net

SALES REPRESENTATIVE:

JOEL BOOTH
ibooth@arkansassign.net

COMPANY:
THADEN SCHOOL

**ORDER CONTACT:
SAM BERTONCINO**

PHONE:
417-434-4904

EMAIL:
sbertoncino@thadenschool.org

**ON SITE CONTACT:
SAM BERTONCINO**

BUILDING SIGN

☐ SIZE: 24" LETTERS
☐ SIDES: 1
☐ QUANTITY: 1
☐ LIT: NON
☐ MOUNT: FLUSH

MATERIALS

WOOD - TBD				
☐				
☐				
☐				
☐				
☐				

COLOR MATCH

☐	☐	☐	☐	TBD	☐	☐	☐	☐

INSTRUCTIONS

[illegible]

APPROVED BY: _____ **DATE:** _____

These drawings reflect exactly what Arkansas Sign & Banner plans to fabricate for this project. **Please carefully review all pages, as these drawings supercede all prior written or verbal communications.** Arkansas Sign & Banner is responsible only for details of the job that are included in these drawings. ASB takes pride in precision, but the final examination for accuracy is the customer's responsibility. **These drawings accurately represent this project, and you would like us to proceed with the job as drawn, please sign and date above, and email all pages back to your project manager.** **WE HAVE REVIEWED ALL SPELLING, SIZING, COLORS, QUANTITIES AND MATERIALS AND UNDERSTAND ALL REVISIONS AFTER APPROVAL WILL BE OUR RESPONSIBILITY.**

NOTES

RV2: FONT & SIZE OPTION PICKED - TB 4/29

RV3: CHANGED KERNING - TB 4/30

INTERNAL APPROVAL:

100

1001

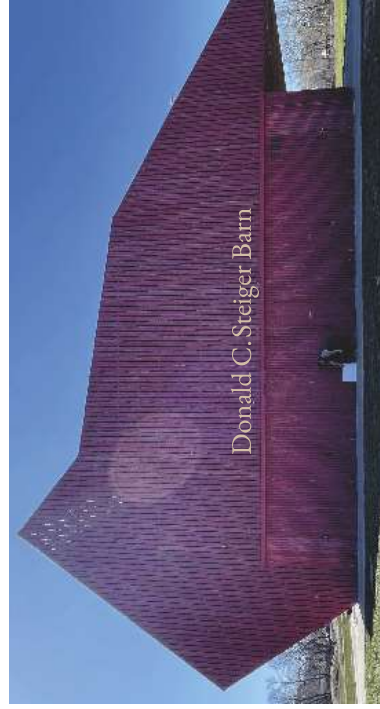
DESIGNER: TB

PROOF # 4

PAGE: 1 of 1

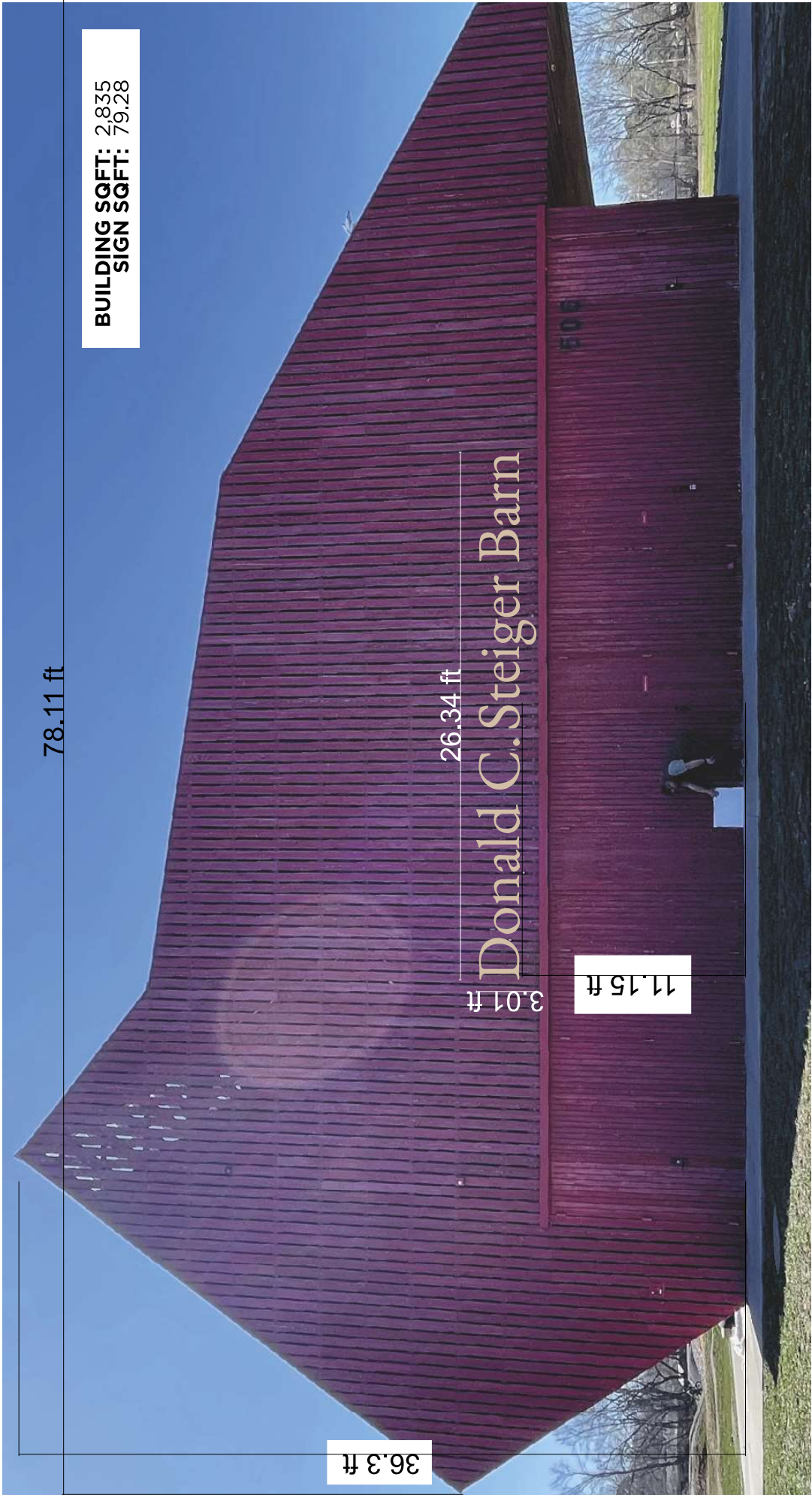


CURRENT VIEW



PROPOSED VIEW





78.11 ft

36.3 ft

26.34 ft

Donald C. Steiger Barn

3.01 ft

11.15 ft

BUILDING SQFT: 2,835
SIGN SQFT: 79.28

Dear Board of Adjustment,

We respectfully request a variance to install a sign on the northside of our Barn. We have an individual that has made a donation to our school and has requested naming rights to the Barn. The individual in which they wish to honor's name would be put on the Barn, as per the attached rendering. It is a modest sign that would be marginally visible from the street and would not draw attention.

I have included a letter from our Head of School, to the Thaden School community, regarding the naming of the Barn. It should give you further context of the request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rob Whorton', with a long horizontal flourish extending to the right.

Rob Whorton
Director of Facilities
Thaden School

Dear Thaden community,

I'm thrilled to share some meaningful and exciting news: we have received our very first philanthropic gift toward the naming of a building on our campus. Going forward, The Barn will be known as the Donald C. Steiger Barn—a name that honors not only an extraordinary individual but also the agricultural heritage of our region and the enduring values that shape our mission.

Shari and Lamar Steiger, who recently announced the expansion of The 808 Ranch cattle operations into Northwest Arkansas, made the naming possible in honor of Lamar's late father, Donald C. Steiger. A humble servant leader, Donald Steiger's legacy continues to resonate across the region. As an early adopter of technology in ranching and a passionate advocate for performance testing and improvement in cattle, he embodied the curiosity, innovation, and lifelong learning we seek to cultivate in our students.

Donald Steiger was also a pillar of civic life—a dedicated 4-H leader, a longtime member of the Benton County Fairgrounds Board, and a faithful volunteer at every election. Reflecting on his impact, Shari, a Thaden Board member and grandmother of a Thaden student, shared, "Naming the barn after my father-in-law gives us the opportunity to remember our roots and the agricultural history of Benton County, along with the fairgrounds. His life is an example of what we hope for in our Thaden students."

Together we fly,

Michael Maloy

Head of School

Parcels | A basic site to retrieve parcel information



**Maverik 5173**

3610 Southwest Regional Airport Boulevard

BOA Date: 6/25/2025**Staff Report Details**

Project Number	VAR25-0002
Applicant / Current Owner	Claude Neon Federal Signs
Site Area	1.35 acres
Current Zoning	PUD, Planned Unit Development
Variance Request	Sec 801.15 Signs Allowed With A Sign Permit (a)
Related projects	

Property Description

The subject property is located at 3610 Southwest Regional Airport Boulevard. The property is presently zoned PUD, Planned Unit Development, with a Future Land Use Map designation of Walkable Corridor.

Regulation

Article 801 Sign Ordinance - Private Property, Section 801.15 Signs Allowed With A Sign Permit:
a) maximum number of signs allowed and maximum sign face area

Variance Request

Variance requested:

The applicant is requesting a variance for the maximum area allowed for canopy signage and for the maximum number of signs per canopy face. The applicant is requesting a total square footage of 78.8 square feet for each of the east and west canopy faces, and a total of (2) signs per east and west canopy faces, instead of the allowed (1) sign per canopy face.

Background

Background

The applicant is requesting a variance for the maximum permissible area for canopy signage, as well as for the maximum number of signs allowed per canopy face. In PUD, Planned Unit Development zoning districts, the maximum number of signs is (1) sign per canopy face, and the maximum square footage for each sign is 12 square feet. The applicant states in their narrative that the current allowed area for their sign, 12 square feet, is restrictive on visibility for a sign that displays information including but not limited to: available fuel types, fuel prices for cash and credit, and their "Nitro" program. Plans are provided for clarification. The applicant is requesting a total square footage of 78.8 square feet for each of the east and west canopy faces, and a total of (2) signs per east and west canopy faces, instead of the allowed (1) sign per canopy face. The applicant also writes in their narrative that allowing these two variances will enable them to have visible signage facing both eastbound and westbound traffic. The request for variances comes as a means of compensation for not being afforded a monument sign due to the shape of the lot after construction of lane expansions on Southwest Regional Airport Blvd. It should be noted that the maximum allowed square footage for a free-standing monument sign for single tenant use is 60 square feet per sign face.

This report will consider and analyze this request based upon the six conditions of approval from the Zoning Code. Said conditions of approval will be bolded to differentiate from staff commentary.

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;

The applicant states that due to the size of the lot after construction of lane expansions on Southwest Regional Airport Blvd, Maverik is not afforded space to install a monument sign and writes that this variance request is to compensate for the pre-existing conditions.

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;

Similar gas stations are allowed monument signs and are therefore allowed information to be advertised that the applicant is unable to advertise under the current sign ordinance regulations for this particulate property.

c. That special conditions and circumstances do not result from the actions of the applicant; and

No special conditions and circumstances were created by the applicant.

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.

Other gas stations are allowed monument signs that would allow them to advertise the same information.

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.

This variance request is unique to the property location, and neighboring lands, structures, and

Background

buildings are not being considered as 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.

The variance requested by the applicant is the minimum variance needed that will make possible the reasonable use of the building. These signs meet the other requirements of the zoning code.

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.

The signs will be visible and apparent to the surrounding area.

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.

The Board has the authority to attach any conditions to a variance request that it deems appropriate. Any conditions proposed with a variance approval should be clearly stated into the record in the approval motion.

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.

The applicant's request does not include a variance of use.

Conclusion

The applicant is requesting a variance for the maximum permissible area for canopy signage, as well as for the maximum number of signs allowed per canopy face. The applicant is requesting a total square footage of 78.8 square feet for each of the east and west canopy faces, and a total of (2) signs per east and west canopy faces, instead of the allowed (1) sign per canopy face. The applicant states that the 12-square-foot max area would be restrictive on visibility for a sign that needs to display the same information that would be on a 60-square-foot monument. Additionally, to get the same visibility as a double-sided monument, there would need to be a sign for both eastbound and westbound traffic.

Ultimately, the Board must find all six criteria to have been met for the approval of a variance request.

Public Comment

Has Staff received Public Comment at the time of this report?: **No**

Conditions of Approval

If the Board approves the variance, the following conditions of approval are proposed:

1. The approved variance shall be for the proposed signs and sign locations, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved sign permit for each of the signs.

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, structures 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.

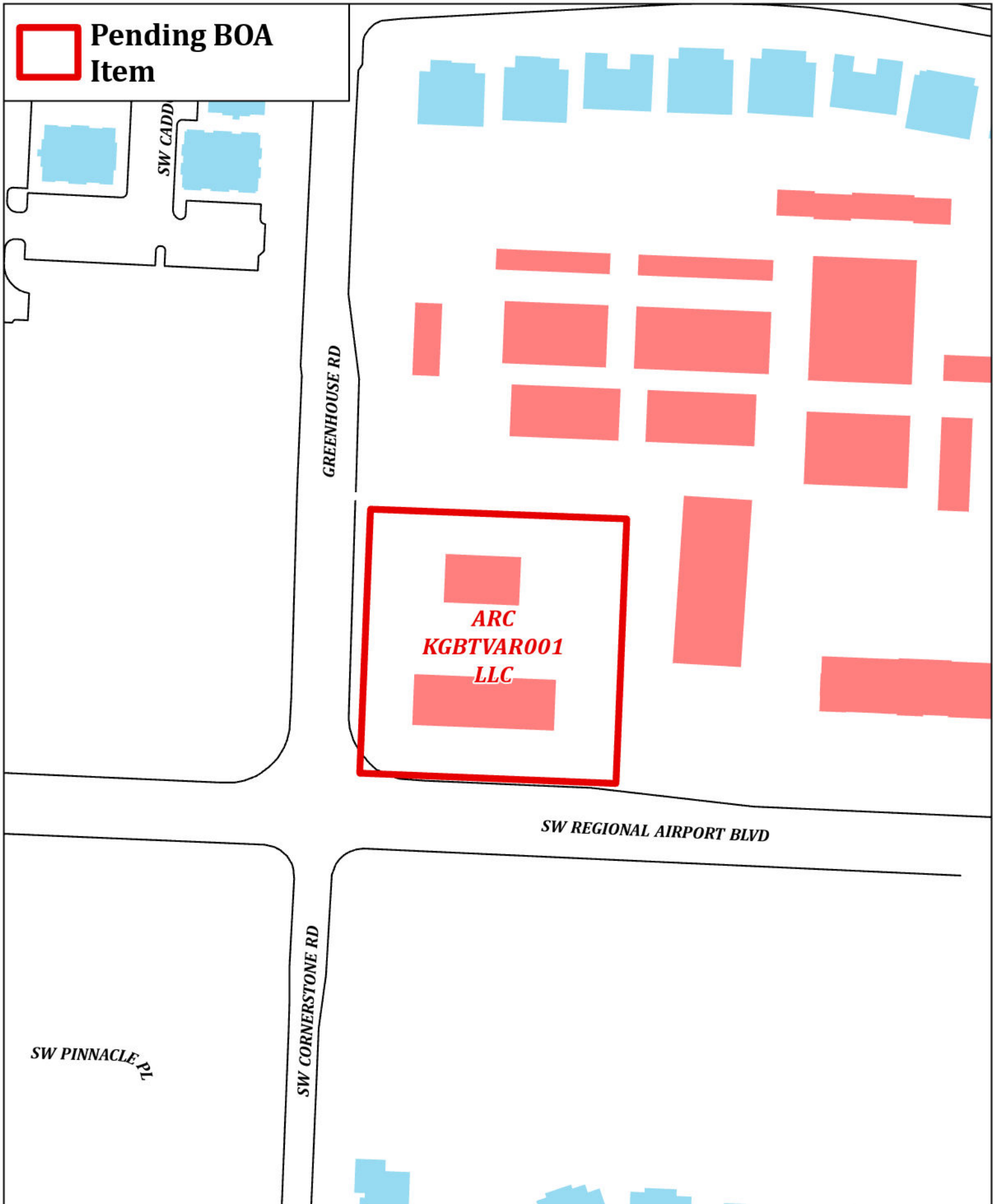
(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(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.



**Pending BOA
Item**



VAR25-0002
ARC KGBTVAR001 LLC
3610 SW REGIONAL AIRPORT BLVD



Hardship Letter
RE: [SIGN24-0223](#)

Board Members,

A previous lot that was acquired by Kum & Go, now Maverik, is not afforded a monument sign due to the shape of the lot after construction in 2017 increased the number of lanes on Southwest Regional Airport Blvd. To compensate, Kum & Go installed 2 canopy pricers on the east and west elevation of the gas canopy. We applied for permits for a pricer mounted to the canopy to advertise the price of the available fuel types. We received an LOD based on the 12 sq ft max allowed area of canopy signage.

Maverik Store branding includes a pricer that advertises all available fuel types along with their prices for credit and their "Nitro" program. A 12 square foot max area would be restrictive on visibility for a sign that needs to display the same information that would be on a 60 square foot monument. Additionally, to get the same visibility as a double-sided monument, there would need to be a sign for both eastbound and westbound traffic.

We are requesting a variance in the maximum permissible area for canopy signage, as well as a variance in the maximum number of signs allowed per canopy face.

Thank you,

Will Sanford

Claude Neon Federal Signs

1225 N Lansing Ave.

Tulsa OK, 74106



X
CLIENT NAME _____ DATE _____

MAVERIK

Store # 5173
Address:
3610 SW Regional Airport Blvd
Bentonville AR

DESIGNER:
W.T.S

REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
SITE MAP
NOT TO SCALE

SHEET NAME:

ST-1.0

Page 35 of 38

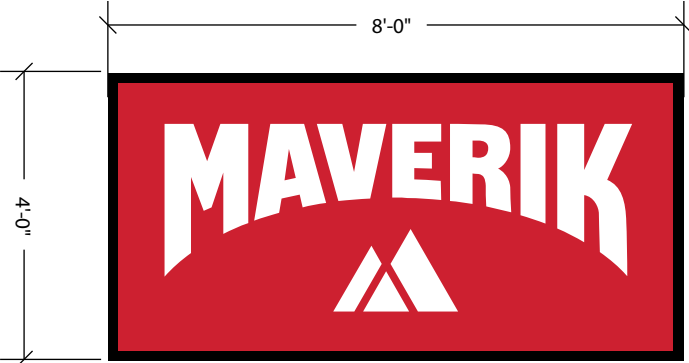


SIGN 2A

SCALE: 3/8" = 1'

CNF Provided Single Sided Sign

Pre Finished Aluminum Sign Cabinet with 1-1/2" Retainers.
3/16" White Polycarbonate With Hangbar
3M 3630-33 Red Vinyl Overlays.
Internally Illuminated Using White LEDs.
Maverik Red

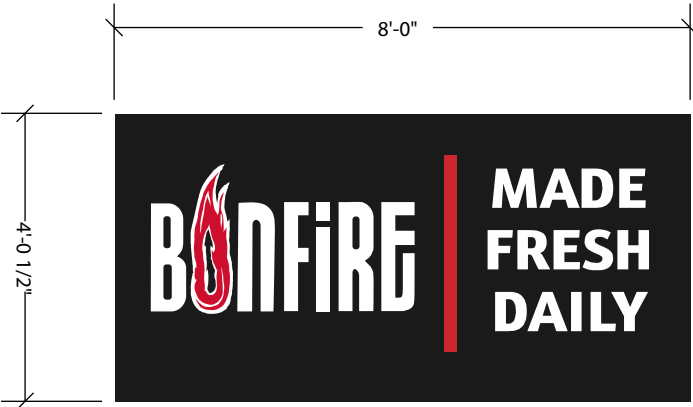


SIGN 2B

SCALE: 3/8" = 1'

CNF Provided Single Sided Sign

Pre Finished Aluminum Sign Cabinet with 1-1/2" Retainers.
3/16" White Polycarbonate With Hangbar
3M 3630-33 Red Vinyl Overlays.
Internally Illuminated Using White LEDs.
Maverik Red

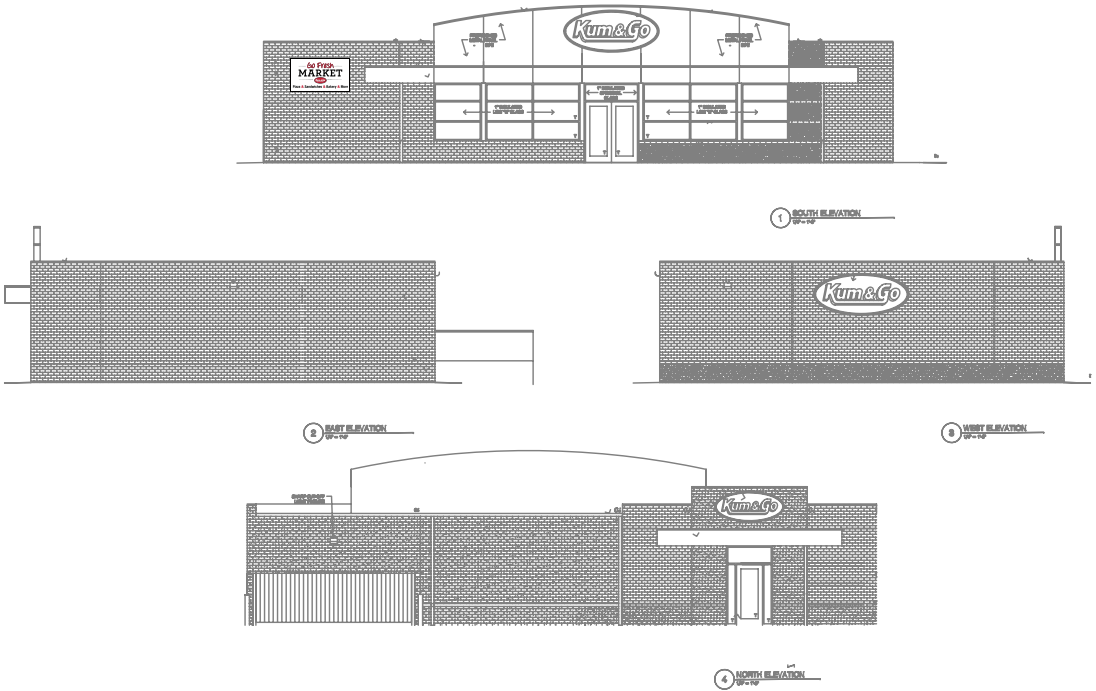


SIGN 2C

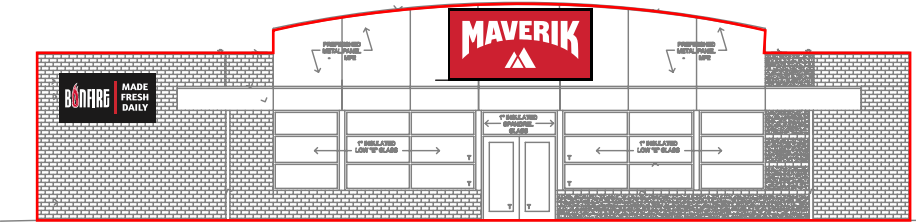
Replacement Lexan Face
to fit existing cabinet

SCALE: 3/8" = 1'

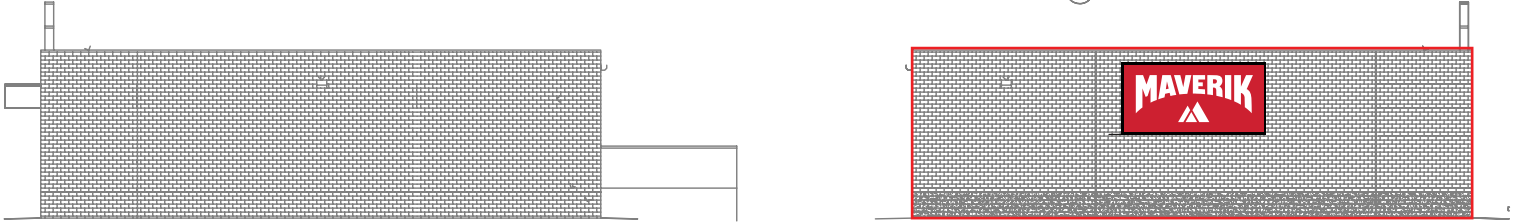
EXISTING SCALE:
NTS



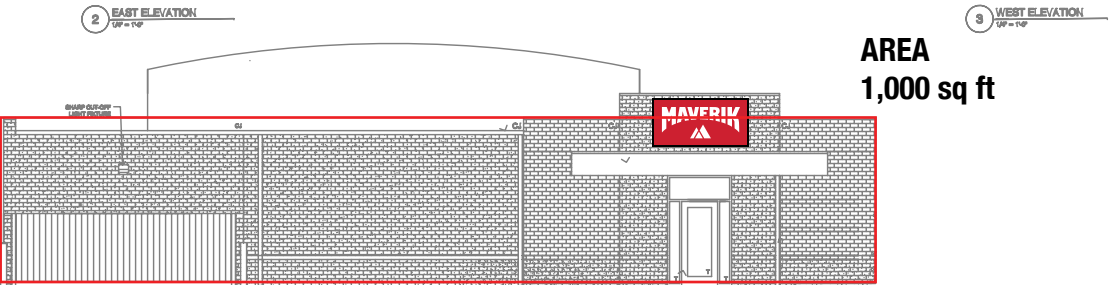
AREA
1,150 sq ft



AREA
660 sq ft



AREA
1,000 sq ft



PROPOSED SCALE:
1/16" - 1'



1225 NORTH LANSING AVENUE
TULSA, OKLAHOMA 74106
PH: 918.587.7171
FAX: 918.587.7176
WEB: CNFSIGNS.COM

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME _____ DATE _____

I HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION, UNDERSTANDING THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE, MAY RESULT IN SURPRISE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST.



ACCOUNT EXEC:
P.W

DESIGNER:
W.T.S

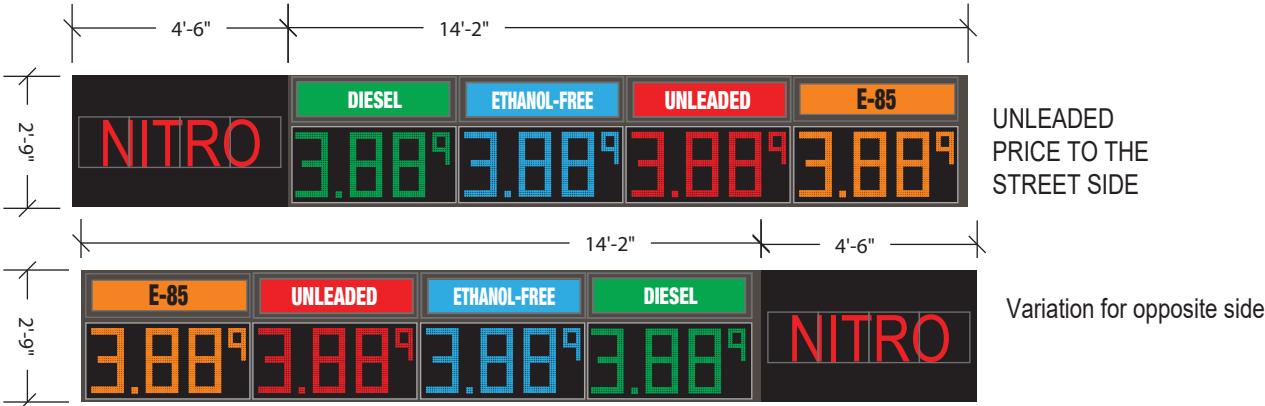
DATE OF ORIGINAL DWG:
10/22/24

REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
Building Elevations

SHEET NAME:

ST-2.0



SIGN 1 PROPOSED SCALE: 1/4" - 1' Sunshine Provided Price Changer Cabinet
16" Characters
12" Programmable character
Alternates "NITRO" and "CREDIT" every 5 seconds



SIGN 3 PROPOSED SCALE: 1/2" - 1'
.080 Aluminum Panel Painted Maverik Red
3M White Vinyl Copy

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME DATE

HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION. I UNDERSTAND THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST.



ACCOUNT EXEC:
P.W

DESIGNER:
W.T.S

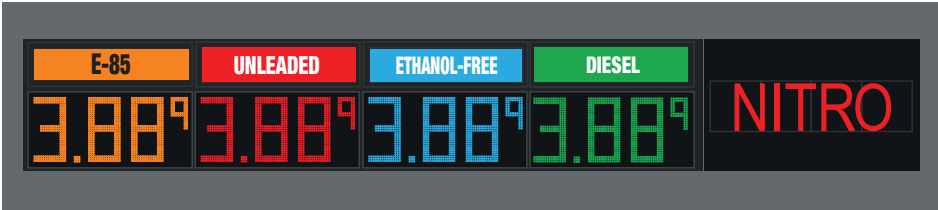
DATE OF ORIGINAL DWG:
10/22/24

REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
CANOPY ELEVATION

EXISTING SCALE:
NTS





SIGN 1
PROPOSED SCALE:
1/4” - 1’



SIGN 2A
SCALE: 3/8" = 1'



SIGN 2B
SCALE: 3/8" = 1'



SIGN 2C
SCALE: 3/8" 1'

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME _____ DATE _____

HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION.I UNDERSTAND THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST.



ACCOUNT EXEC:
P.W

DESIGNER:
W.T.S

DATE OF ORIGINAL DWG:
01/07/25

REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
Nighttime view