



**BOARD OF ADJUSTMENT
AGENDA
August 24, 2016**

I. Call to Order

II. Approval of Minutes

III. New Business:

1. Habitat for Humanity

1212 North Walton Boulevard

- Fence Height

Variance*

IV. Other Business

V. Adjournment

Board of Adjustment
Minutes
August 10, 2016

Meeting called to order at 5:00 p.m. by Rick Rogers, Vice Chairman

Present: Joe Haynie, Jan Holland and Rick Rogers

Absent: Sam Pearson and Rustin Chrisco

Motion by Haynie, seconded by Holland to approve the minutes of July 27, 2016.
Approved as written

New Business:

Item #1

First Federal Bank of Arkansas: (16-1100028)Variance, Northwest Elm Tree Road & Southwest 2nd Street, Minimum District Area Requirements for a Planned Residential Development(PRD).

The applicant has submitted a variance request to the Minimum District Area Requirements for a PRD, Planned Residential Development, for property located at the Northeast corner of the intersection of Northwest Elm Tree Road and Southwest 2nd Street. The applicant is requesting the 2.76 acre parcel be zoned PRD, Planned Residential Development which is a variance of 0.24 acres from the 3 acres required by ordinance. The applicant states that the 3 acre minimum does not allow the parcel, which is situated between an existing single family subdivision to the north and east, and arterial roads to the south and west, to be utilized for infill development. The PRD was recommended by city planning staff for this 3 acre parcel to help facilitate the flexible development, screening and buffering of a multi-family development. The requirements set forth in the PUD zoning document will result in architecture that is consistent with the City of Bentonville's Design Standards.

Opened public hearing

No public comment

Phil Swope, representative for First Federal Bank of Arkansas. Phil has met with the neighbors and POA in the Orchards Subdivision to address their concerns.

Beau-The layouts and elevations are subject to change

Jan-How many units? Phil-18 units

Donaldson-POA president, one of their concerns with residence crossing thru their subdivision.

Closed public hearing

If approved the following condition shall apply: The approved variance shall be for the existing 2.76 acre parcel as provided by the applicant within this application

Approved 3-0

Other Business:

Public Open House scheduled for August 31, 2016, 5:00p.m. at the library

Meeting adjourned

Diane Shastid

BOA STAFF REPORT

16-11000030, Habitat for Humanity, Fence and Wall Requirements (Fence Height)

TO: Bentonville Board of Adjustment Members
THRU: Troy Galloway, AICP, Community Development Director
FROM: Jon Stanley, Planner
BOA DATE: August 24, 2016

GENERAL INFORMATION:

Representative: Debby Wieneke

Applicant: Habitat for Humanity

Location: 1212 North Walton Boulevard

Existing Zoning: C-2, General Commercial

Existing Land Use: Commercial

REQUEST: Variance

Fence Height Variance		
	Regulation	Request
Article 1400, Sec 1400.5.E.1 Design Standards, Height	Maximum Height shall be six (6) feet above grade	Request of: 8' Variance of : 2'

SURROUNDING ZONING:

Direction	Zoning
North	C-2, General Commercial
South	C-2, General Commercial
East	R-1, Single Family Residential
West	C-2, General Commercial

BACKGROUND:

The applicant has submitted a variance request to the maximum fence height requirement for property located at 1212 North Walton Boulevard. The applicant is requesting an 8 feet high wood privacy fence be allowed which is a variance of 2 feet from the 6 feet allowed by ordinance. All measurements shall be from final grade. The applicant states the 8 feet tall wooden privacy fence will allow the stores dumpsters and outside inventory to be screened from public view along North Walton Boulevard to the west and the single family residence to the east.

PUBLIC COMMENT:

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

CONDITIONS OF APPROVAL:

If approved, the following condition(S) shall apply:

1. The approved variance shall be for the proposed height, location and materials of the fence only, as provided by the applicant within this application.
2. The applicant shall obtain a fence permit prior to constructing the fence.



Narrative requesting a fence variance.
Date: August 11, 2016

Habitat for Humanity of Benton County, Inc. is currently working on an affiliate capital improvement project located at 1212 North Walton Blvd. in Bentonville. This includes extending the parking lot to the north and east side of building. It is the intentions to concrete and enclose the area with a wood privacy fence. Within the enclosed area, there will be a large dumpster for iron/metal recycling, AARP's container to recycle cardboard as well as our trash dumpster. The dumpsters are 6' tall and it is our understanding that the neighbors (two-story home behind us) as well as Walton Blvd. traffic are complaining. For this reason, we are asking for a hardship fence variance to install an 8' fence around the whole new project area. This will eliminate traffic seeing our dumpsters from the street and create more of a blind for the neighbors behind us.

Please do not hesitate to contact me should you have any questions or comments regarding this request. I can be reached on my cell phone most anytime 1-479-531-9330. Thank you for your consideration.

Debby Wieneke
Executive Director
Habitat for Humanity of Benton Co. Inc.
& Habitat ReStore
Bentonville, AR. 72712

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LINE N 41°00'14" W
244.85'

100 YEAR FLOOD ENDING

N. WALTON BLVD.
59' ASPHALT W/CURBING

ASPHALT DRIVEWAY

S 02°32'16" W
417.76'

SIGN

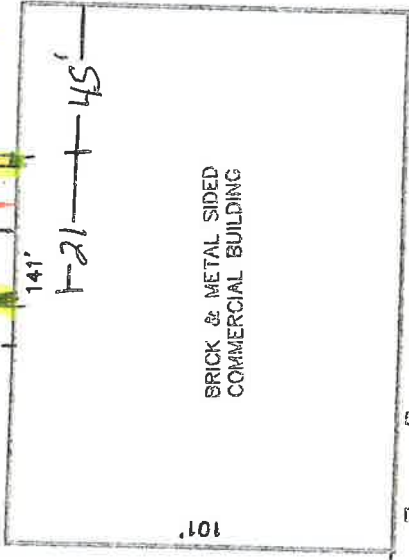
ASPHALT DRIVEWAY

SHORT CONG. WALL
S 87°29'25" E 302.75'
ADJOINER'S ASPHALT

P.O.B.

ASPHALT PARKING

1.69 ACRES



GRAVEL
CONG BLOCK WALL

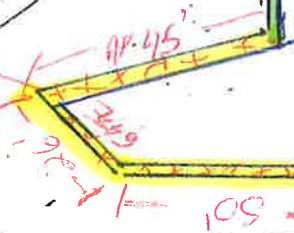
STORAGE UNITS

GRAVEL ROAD AROUND
STORAGE UNITS ENCROACHES

N 25°01'11" W
263.94'

NEW PERIMETER FENCE

EXISTING FENCE



NO DRIVE
UTILITY
TAINS