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**Benton County Development  
Department**

**Planning Division**

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**VARIANCE REVIEW PLANNER'S TECHNICAL REPORT**  
**Turner Property**  
**22648 Dam Site Loop, Garfield AR 72732**

**EXECUTIVE SUMMARY**

The applicant, Zed Johnson, architect for Stephen and Bonnie Turner, proposes to construct one new residential addition to the existing home as well as add a storage building to the side. The new proposed addition would be one story addition with a replacement deck above the room addition. This addition will have a footprint of approximately 350 square feet. The proposed storage building will have a footprint of approximately 160 square feet. The exterior of the storage building will match the existing residence.

The living space addition and the storage building would both encroach on the back property line setback by 10 feet reducing the setback to 0 feet.

The applicant is requesting one (1) variance for the property.

1. 0 ft. building to centerline setback in lieu of the required 10 ft. rear setback to accommodate the proposed 13.4' X 21.0' proposed living space addition with 12.8' x 26.0' deck and 8.0' x 20.0' storage shed.

On March 6, 2015 the applicant provided a variance requests.

Variance request is from Section 4.3.F – Lot Size and Building Setbacks

1. Minimum Setbacks – No structures shall be constructed or other improvements undertaken within the following minimum setback lines:
  - All properties and tracts shall observe a minimum ten (10) foot setback from side and rear lot lines

**PROJECT INFORMATION**

**Applicant/Owner:** Stephen & Bonnie Turner

**Address of subject property:** 22648 Dam Site Loop, Garfield AR 72732

**Parcel ID:** 15-00168-000

**Parcel Size:** .45 acres

**Current Land Use:** Existing residential

**Proposed Land Use:** Residential

**Request for a Variance:** The applicant is requesting one (1) variance for the property.

1. 0 ft. building to centerline setback in lieu of the required 10 ft. rear setback to accommodate the proposed 13.4" X 21.0" proposed living space addition with 12.8" x 26.0" deck and 8.0" x 20.0" storage shed.

**Attachments:** The following drawings and documents are attached:

1. Site Graphic
  2. Location Map
  3. Lower Level Site Plan
  4. Upper Level Site Plan
  5. Proposed Detached Storage Building Drawing
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**PLANNING ANALYSIS**

**Description of Property and Surrounding Area**

The subject property is east of the City limits of Garfield. The subject parcel is .45 acres and the current land use is residential. The surrounding land use is residential. The property is located in close proximity to Beaver Lake Reservoir.

According to staff research, the property is not located in a 100 year floodplain. The subject property is not located in a MS4 designated area.

**Background information:**

On March 6, 2015 the applicant submitted a variance request. An interdepartmental review form was sent on 03/17/2015 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Administrator of Public Safety, and Benton County 911 Administration.

## **TECHNICAL REVIEW OF SITE PLAN**

### **Parcel Information**

The proposed project area consists of one existing parcel of .45 acres. The subject parcel currently contains one residential dwelling approximately 874 sq. ft. in area.

### **Noticing Requirements**

Applicant submitted certified mail receipts on March 11, 2015 verifying that the required mailings were sent to property owners within 500 feet of the subject property.

The applicant provided photographs of the required public hearing signage posted conspicuously on the property's frontage along Dam Site Loop on March 18, 2015.

### **Building Setback**

Required: Minimum setbacks: All properties and tracts shall observe a minimum ten (10) foot setback from side and rear lot lines

Comments: The applicant is requesting one (1) variance for the property.

1. 0 ft. building to centerline setback in lieu of the required 10 ft. setback for to accommodate the proposed addition and storage building.

Staff verified that the side setback would not be encroached. In an email dated March 16, 2015, the applicant stated the proposed storage shed would not encroach on the side setback at the request of the neighbor directly to the north.

### **Access Driveways**

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: The applicant is not proposing a new access drive from Dam Site Loop. The Benton County Roads Department provided 'no comment' on this project proposal.

### **Site Services - Drainage/ Stormwater Management Plan**

Required: Applicant is required to comply with ADEQ for Stormwater Management due to the location within the County's Unincorporated Urbanized MS4 area.

Comment: The property is not located in Unincorporated Urbanized MS4 designated area.

### **Site Services - Sewerage Disposal**

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic

requirements as established by the Arkansas Department of Health in accordance with Act 402 of 1977 as amended.

Comment: In an email dated February 9, 2015 representative Caroline Eastman from the Arkansas Department of Health provided the following comment on the Hollis Variance request.

1. The proposed additions cannot exceed the original septic design capacity. The system is rated for a two-story 3-bedroom home; as long as the proposed living space addition does not exceed the approved system capacity the ADH does not have any concern for the variance request.

**OUTSTANDING ITEMS:**

- None

**CONCLUSION**

The proposed setback variances were reviewed by Planning Staff to ensure compliance with the Benton County Planning and Development Regulations. The applicant is requesting one (1) variance for the property.

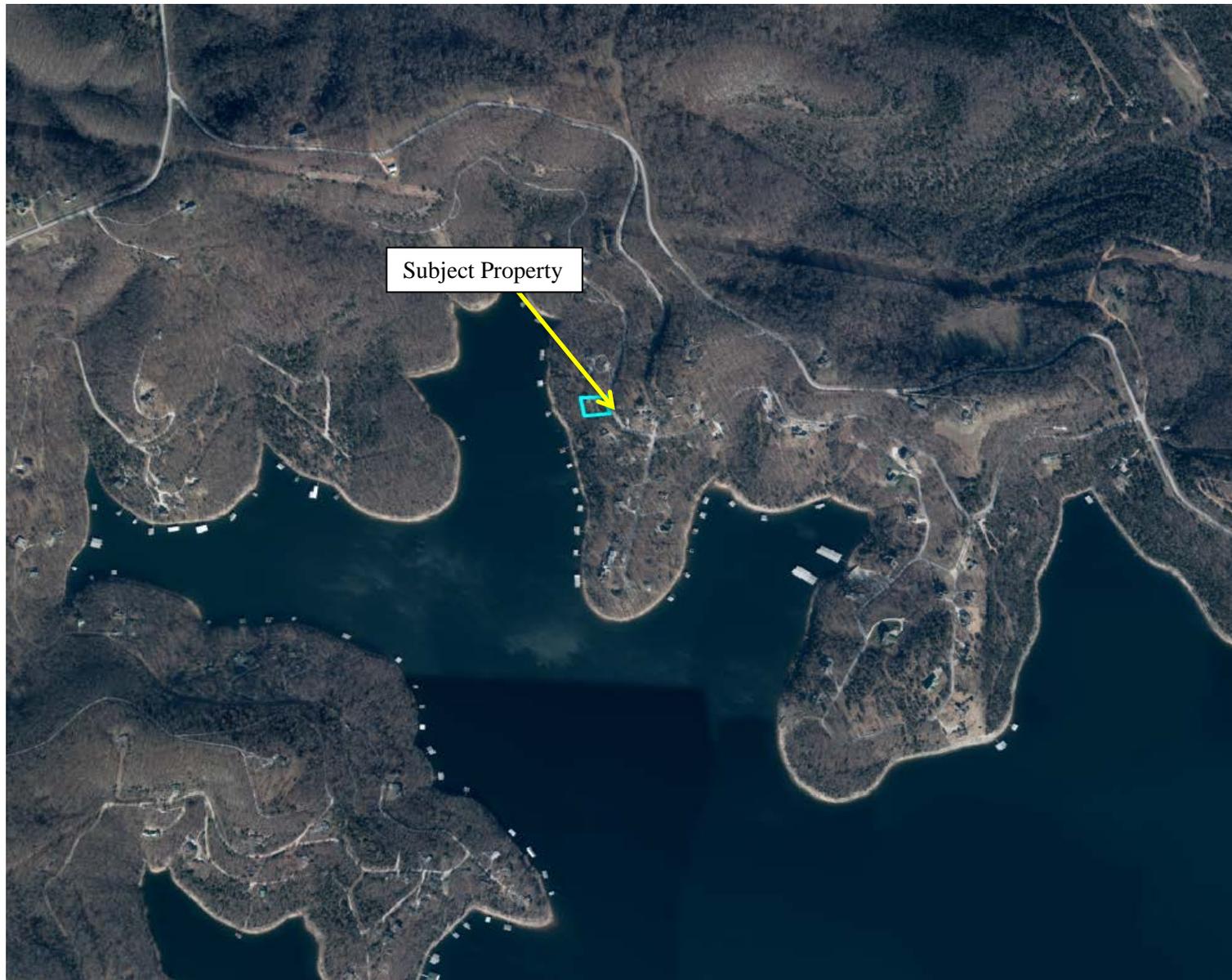
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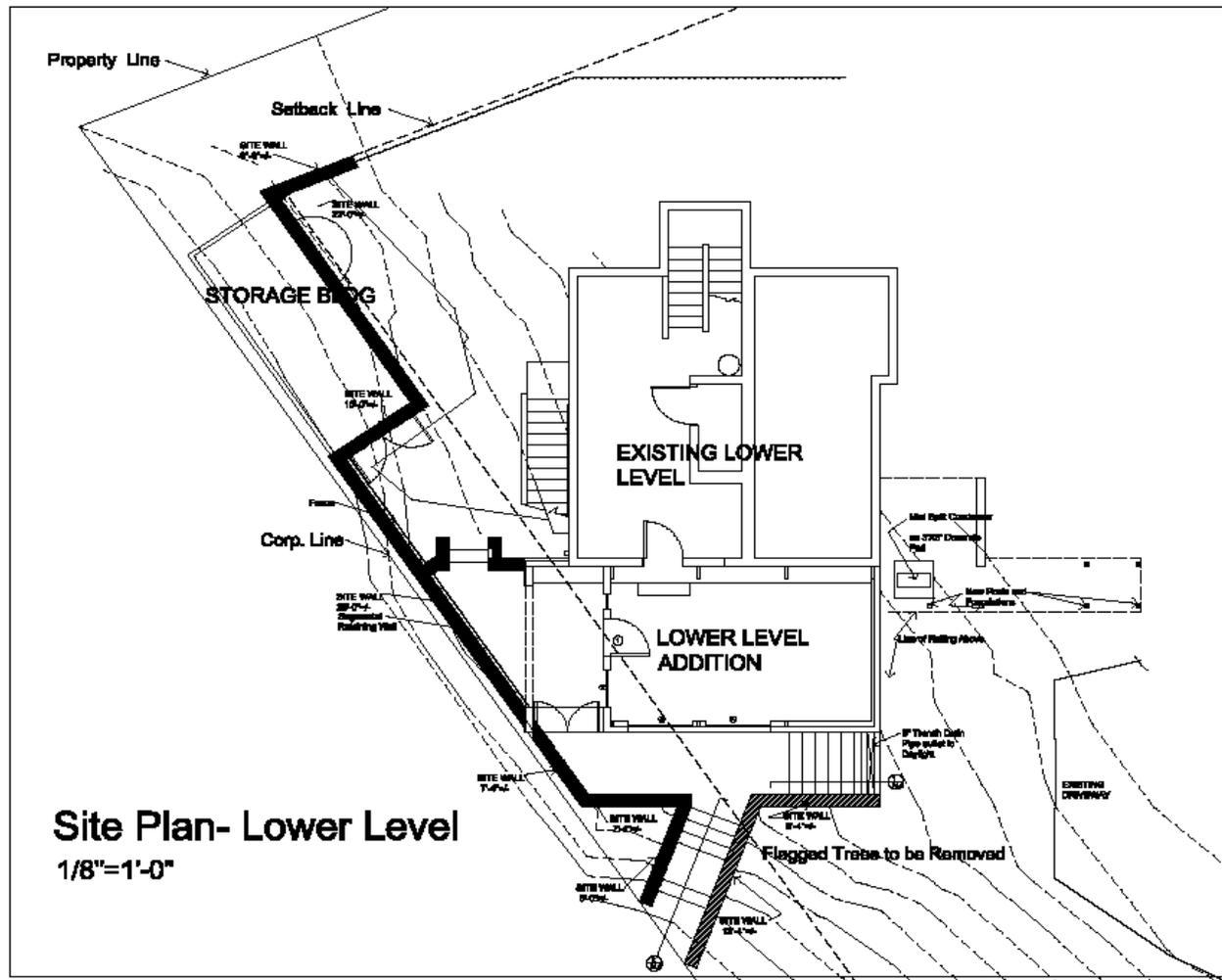
**Prepared by: Kelsey Kreher, Senior Planner**

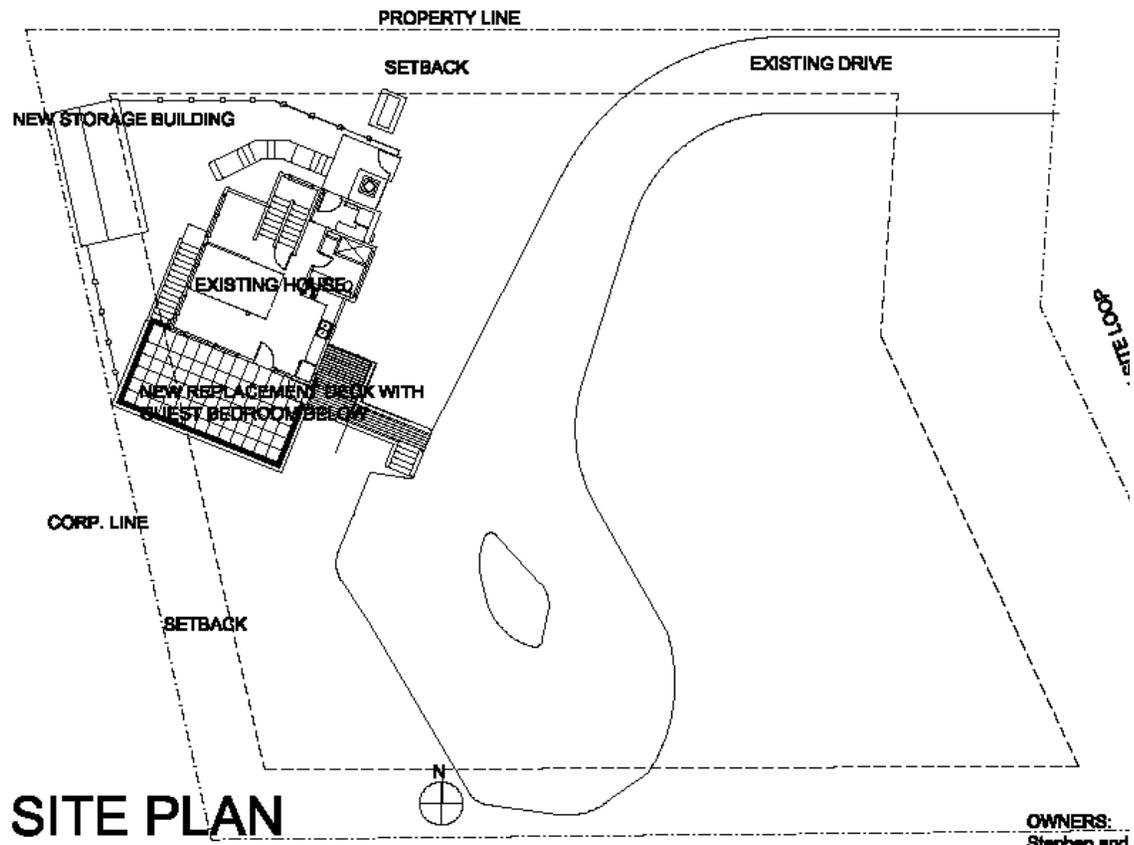
**Reviewed by:**

Site Graphic – Turner Variance



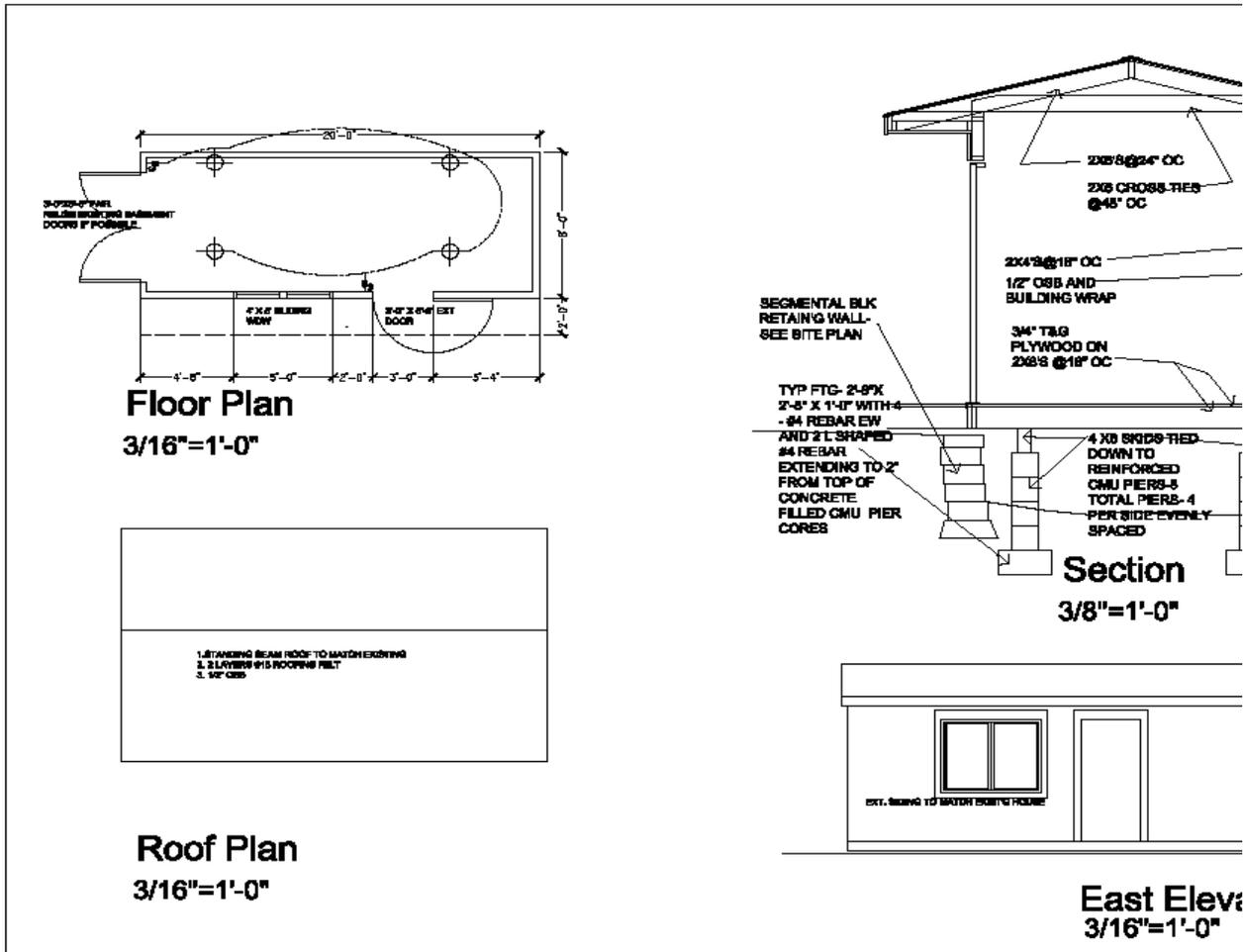


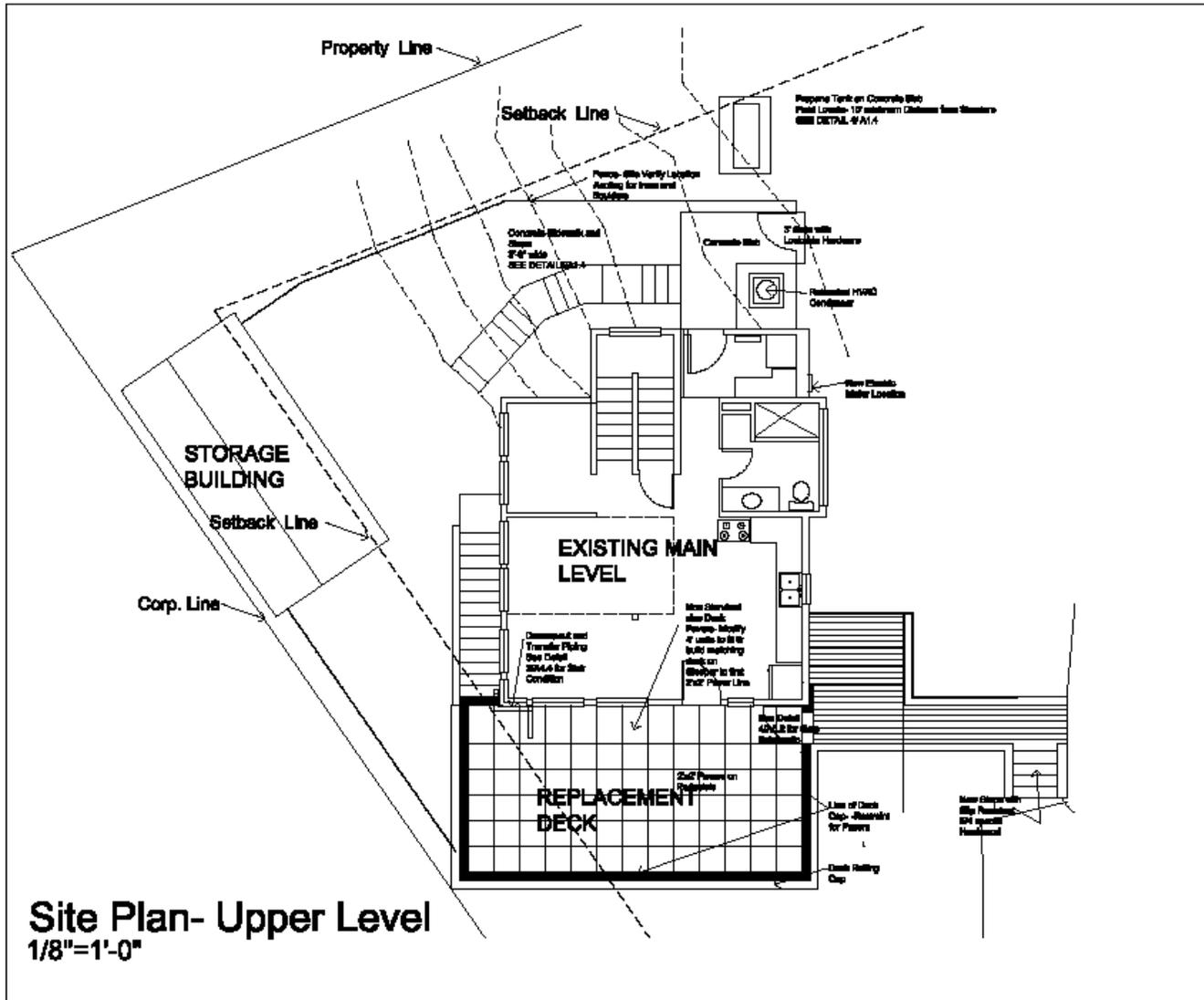




**SITE PLAN**

**OWNERS:**  
Stephen and  
1532 North H  
Fayetteville, N  
478.444. 748





Site Plan- Upper Level  
1/8"=1'-0"

