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**Benton County Development
Department**

Planning Division

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

EXECUTIVE SUMMARY

The applicant, Zed Johnson, architect for Stephen and Bonnie Turner, propose to construct an addition to the existing residential dwelling as well as construct a storage building on the northeastern corner of the property. The proposed 350 sq. foot addition would be one-story with a replacement deck above it. The proposed storage building would have a footprint of approximately 160 square feet. The exterior of the storage building will match the existing residence.

Both the living space addition and the storage building would encroach completely on the 10 foot building to rear property line setback, thus reducing the actual setback to 0 feet.

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

1. 0 ft. building to rear yard lot line setback in lieu of the required 10 ft. to accommodate a proposed 13.4' X 21.0' 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 rear yard lot line setback in lieu of the required 10 ft. to accommodate a proposed 13.4' X 21.0' 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

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 rear yard lot line setback in lieu of the required 10 ft. to accommodate a 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 March 25, 2015 representative Caroline Eastman from the Arkansas Department of Health provided the following comment on the Turner Variance request.

“They need to protect their existing lateral field during the construction process.”

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.

1. All properties and tracts shall observe a minimum ten (10) foot setback from side and rear lot lines

CONSIDERATIONS FOR THE BOARD:

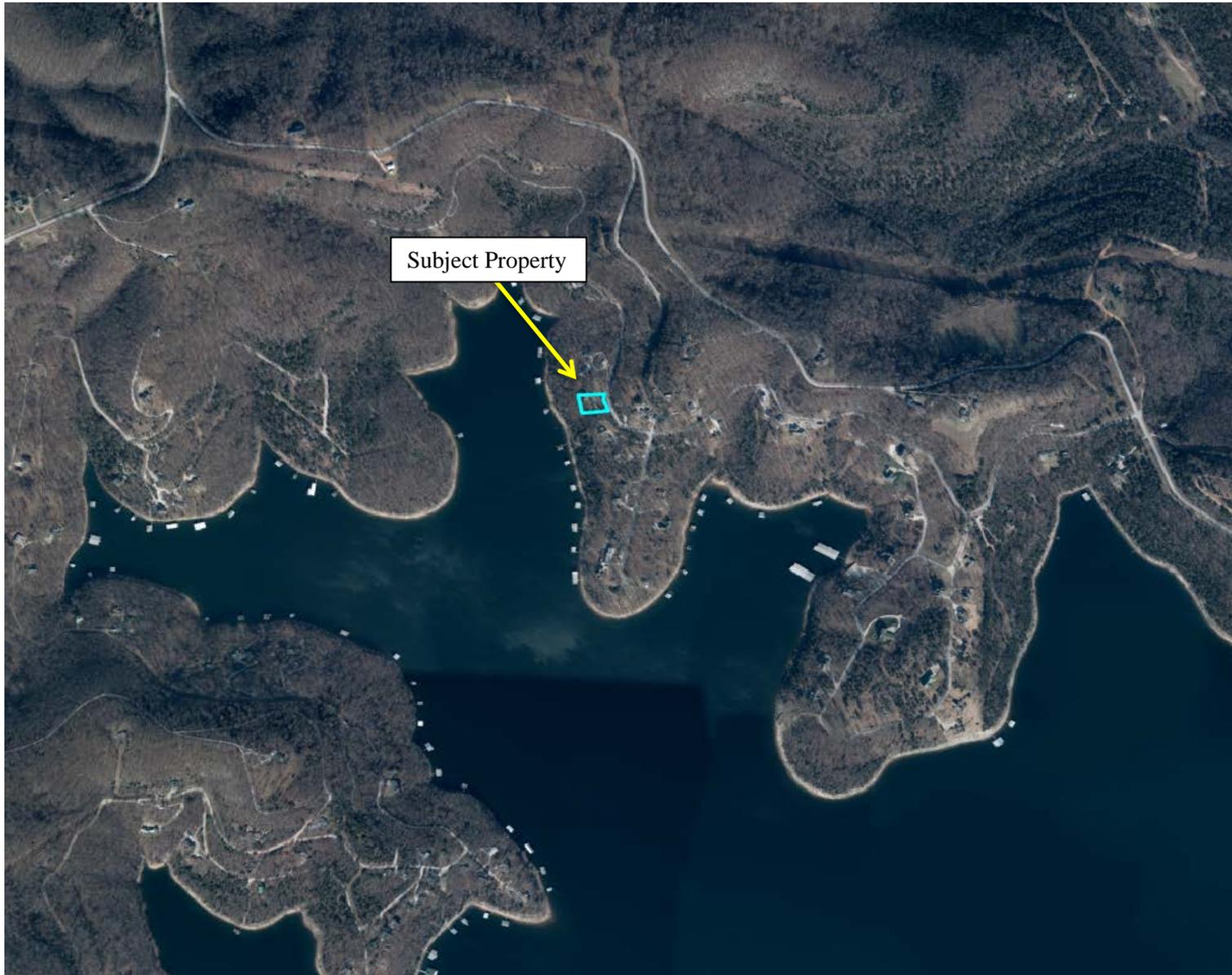
1. 0 ft. building to rear yard lot line setback in lieu of the required 10 ft. to accommodate a proposed addition and storage building.

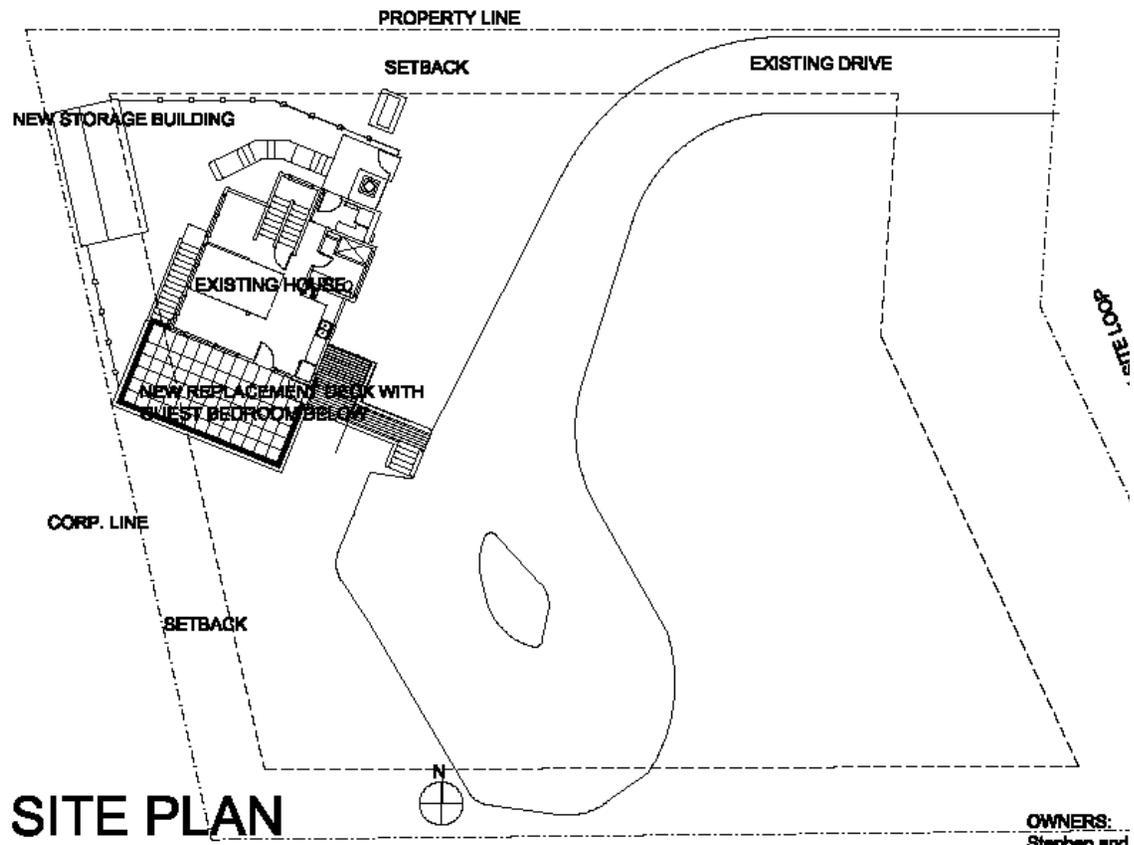
Prepared by: Taylor Reamer – Planning Manager

Reviewed by: Kevin M. Gambrill, AICP – Planning Director

Site Graphic – Turner Variance

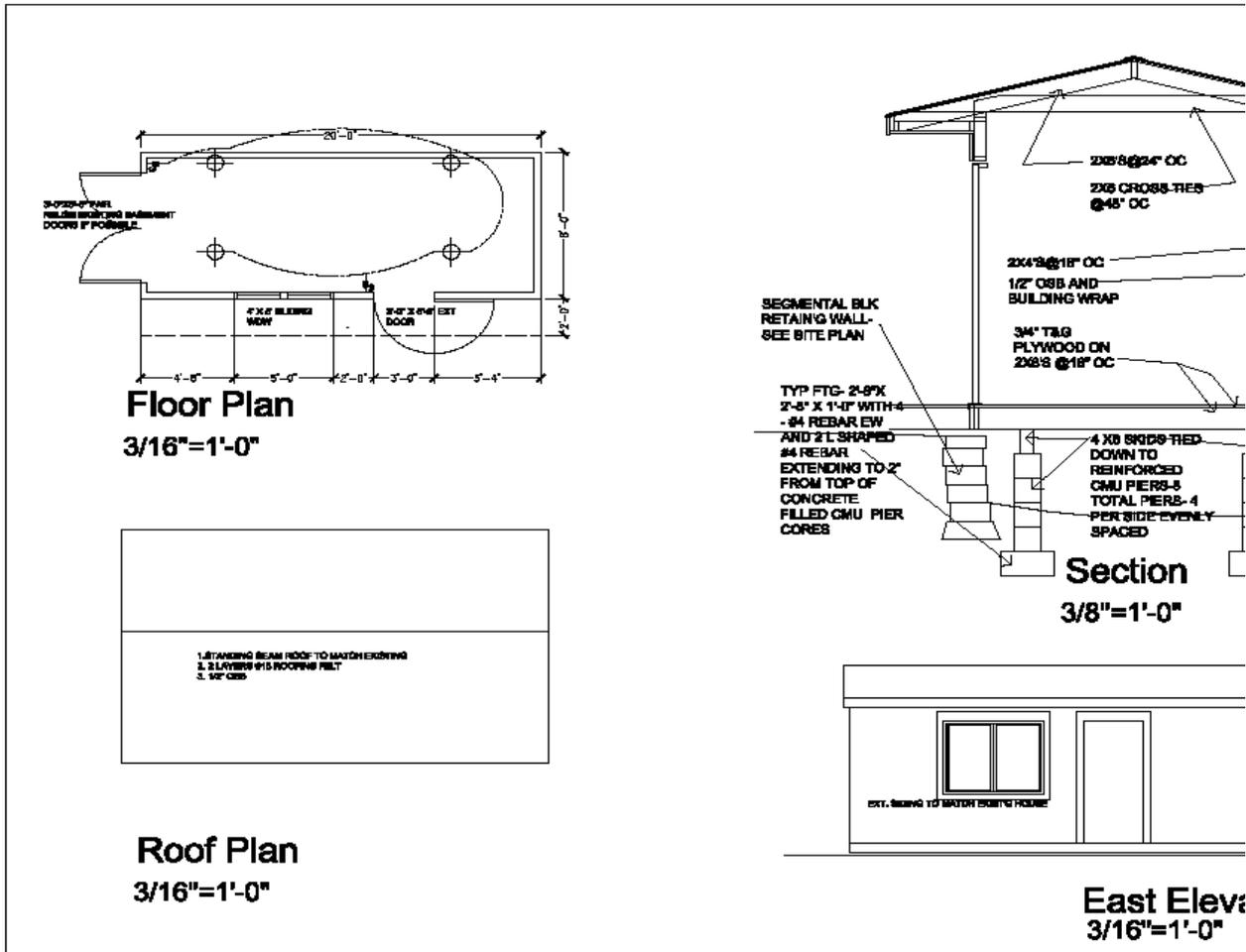


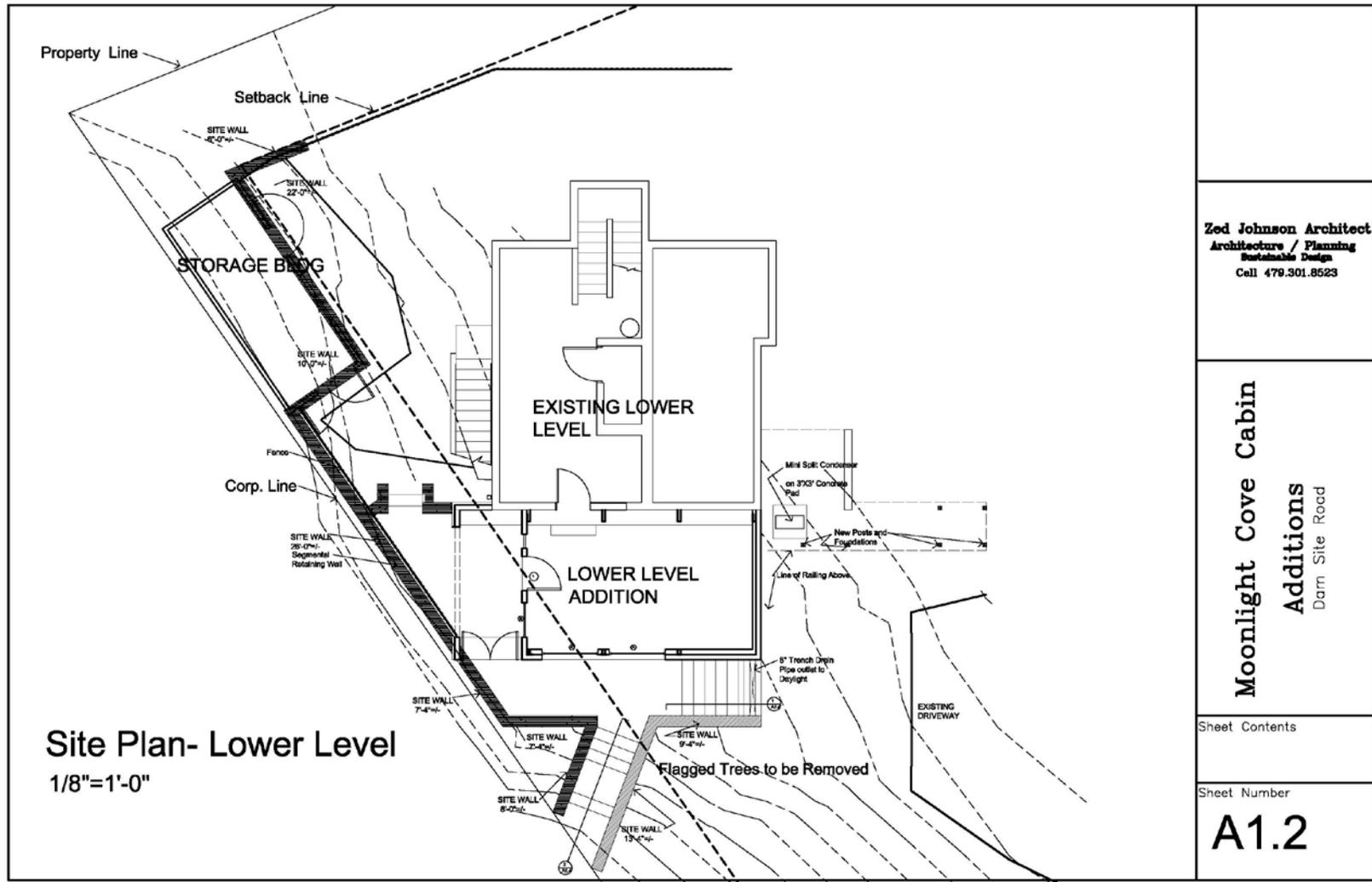




SITE PLAN

OWNERS:
Stephen and
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Zed Johnson Architect
 Architecture / Planning
 Sustainable Design
 Call 479.301.8523

Moonlight Cove Cabin
Additions
 Darn Site Road

Sheet Contents

Sheet Number

A1.2

