

Board of Adjustment
Minutes
April 22, 2020

Meeting called to order by Rick Rogers, Chairman. Applicants and representatives were in attendance via Zoom.

Present: Rustin Chrisco, Joe Haynie, Jan Holland, and Rick Rogers
Absent: Sam Pearson
Staff: Ali Worley

Motion by Mr. Chrisco, seconded by Mr. Haynie to approve the minutes of April 8, 2020 as written.
Approved 4-0

Item #1

Cristofaro: Variance request for 856 NW B Street, Lot Width & Interior Side Yard Setbacks, VAR20-0007

Ms. Worley reads the staff report.

Opened public hearing for lot width

No public comments

Closed public hearing for lot width

Eric Heller, representative discusses the need for the variance regarding the lot width. There is discussion amongst the representative, Board members, and staff.

Opened public hearing for interior side yard setbacks

No public comments

Closed public hearing for interior side yard setbacks

Eric Heller, representative, discusses the need for the variance regarding the interior side yard setbacks. There is discussion amongst the representative, Board members, and staff.

The five foot variance request will apply to the southern setback on 856 NW B Street and the northern setback on 850 NW B Street.

A fourth condition of approval is added to say: Any eave or projection that encroaches closer than 5-feet to the property line would have to be fire-rated with no openings on the adjacent wall.

Approved 4-0

Item #2

Dream Structures Investment Properties 3, LLC: Variance request for Woodlands Crossing, Rear Yard Setbacks, VAR20-0008

Ms. Worley reads the staff report.

Opened public hearing

No public comments

Closed public hearing

Eric Heller, representative, and Steve Fisher, applicant, discuss the need for the variance request.

Mr. Rogers asks about precedence being set in approving a blanket variance.

There is discussion amongst the Board members, applicant, and staff regarding the tree planting requirements.

A fourth condition of approval is added to say: Two additional trees, with a minimum caliper of 2.5 inches, shall be planted per lot.

Approved 4-0

Item #3

Cortes: Variance request for 508 NW J Street, Garage Setback, VAR20-0009

Ms. Worley reads the staff report.

Opened public hearing

No public comment

Closed public hearing

Isaac Cortes, applicant, discusses the need for the variance request.

There is some discussion amongst the Board members and staff.

Approved 4-0

Motion by Mr. Chrisco, seconded by Ms. Holland to adjourn.

Meeting adjourned

Ali Worley

*A copy of this recording can be obtained from the Bentonville Planning Department.