



Board of Zoning Adjustment Meeting Agenda

Date: Monday, August 11, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at: <https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - July 14, 2025

IV. Unfinished Business

V. New Business

- A. **Public Hearing ZVR-2025-60145:** A variance request on permanent signage zoning requirements for an existing, unpermitted sign at 103 Riordan Road; Parcel 16-08094-005; Applicant David Brown; Presented by Planner LaRue
- B. **Public Hearing ZVR-2025-60330:** A variance request of the residential fencing requirements for an existing, unpermitted wood privacy fence at 27 Haverhill Dr; Parcel 16-29786-000; Applicant Heidi Jones; Presented by Planner LaRue
- C. **Public Hearing ZVR-2025-60320:** a variance request on nonresidential accessory structure requirements for two proposed and one existing structure on a lot greater than four acres at 14835 County Road; Parcel 16-78005-006; Applicant John Sobiech; Presented by Planner Grady

VI. Open Discussion

VII. Announcements

A. The Planning Commission Regular Meeting will start immediately after this meeting.

VIII. Adjournment



Board of Zoning Adjustment Meeting Minutes

July 14, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 PM.

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo, Jack Wagnon, and Linda Lloyd.

Member Absent: None.

III. CONSIDERATION OF MINUTES

A. *Board of Zoning Adjustment Meeting Minutes – May 12, 2025*

On a motion by Mr. Farner and a second by Ms. Klesen, the May 12, 2025 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

A. Public Hearing: ZVR-2025-59851: A variance request on the residential fencing requirements for an existing, unpermitted fence at 3 Cardenden Place; Parcel 16-06713-000; Applicant Diane Price; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. The applicant Diane Price, 3 Cardenden Place, was present to reiterate intent and hardship.
3. Chairman Ellis opened the public hearing.
4. Chairman Ellis closed the public hearing.
5. Discussion was held regarding the project.
6. A motion to approve the variance was made by Mr. Farner and a second was made by Ms. Klesen.

Doug Farner - Y
JB Portillo - N
Jack Wagnon - Y
Linda Lloyd - N
Gail Klesen - N
Clayton Sedberry - Y
Daniel Ellis - N

Motion denied with four no votes and three yes votes (3-4)

VI. OPEN DISCUSSION

A. None.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:43 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 11TH DAY OF AUGUST, 2025:

Daniel Ellis, P.E., Chairman
Bella Vista Board of Zoning Adjustment

Gail Klesen, Secretary
Bella Vista Board of Zoning Adjustment



Meeting Information:

2483 Forest Hills Blvd
August 11, 2025 at 4:30 pm

Reviewer:

Conner LaRue,
Planner

Property Description

This property is located in central Bella Vista, on Parcel #16-08094-005. Reserve Property of the Chelsea Subdivision.

Regulation

Zoning Code Sec. 109-286 does not allow monument signage within the P-1 Zone.

Request

The applicant is requesting a variance to allow for an unpermitted monument sign.

Background

The applicant is requesting a variance of the detached signage requirements to accommodate an unpermitted sign within the P-1 district (109-286), at 103 Riordan Dr. A new sign has been built without a permit from the City. The previous sign was existing as a legal nonconformity. However, when a new one is to be built, it must comply with the current zoning regulations which has placed this sit in a zoning violation. The sign area measures 78 sq. ft., utilizes the same footprint as the previous sign, and is internally illuminated. A notice of violation was sent to the property owner on May 14th, stating the reasons of the violation and variance request was subsequently filed. Riordan Rd. is classified as a minor arterial per the Master Street Plan, connecting Chelsea Rd. with Bella Vista Way. Adjacent land uses include low to medium density residential, and neighborhood commercial. Staff finds that the City established conservation zone is not compatible with the historic use of this property and surrounding land uses. Thus, presents a hardship not of the applicant's actions. Strict enforcement of the ordinance would deprive a non-residential use of signage capabilities. However, a variance would allow the non-residential use to have a sign which meets the spirit and intent of the ordinance so long as the applicant meets the landscaping requirements.

Public Comment

None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, July 23rd, 2025 and posted a public hearing sign on the property on Friday, August 1st, 2025.

Recommendation

Staff is recommending approval so long as the sign is not located within our right-of-way.

Project Number	ZVR-2025-60145
Applicant	New Life Church
Address/Location	103 Riordan Rd
Current Zoning	P-1 Conservation District
Site Area	4.35 acres
Nature of Request	Seeking a variance on Sec. 109-286



Zoning Map



Future Land Use Plan

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** 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 zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.



June 26, 2025

Planning Commission,

I wanted to send a note to provide an interpretation of the claim submitted.

New Life Christian Church contracted Sign Studio to design a new sign for our Church property on 103 Riordan Rd. This sign replaced the old sign that existed in the same footprint and is smaller than the old sign. The sign company installed the sign but failed to get the proper permits which they were contracted to do.

Our hardship is that we have a sign that was installed on a property that has been zoned R-1 Single Family. We are not sure when this zoning changed as the church resided on this property since 1974 and the old sign has been on property for at least 30 years.

Strict enforcement of the zoning ordinance

Attached is the sign design as well as the plotted area where the sign was placed on the church property.

Please consider approval of this signage on our existing property.

Blessings,

David Brown
Executive Pastor
New Life Christian Church
479-855-1616



New Life Church NWA - Monument_V7



Job #: 3695886
Sales Rep: Matt
PROOF DATE: 10/11/2024

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS. WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

Type: Monument

Size: 85.4" X 132"

Material: Aluminum, Channel Letters, Backed Up Acrylic, Printed Translucent Vinyl, Wood boards, LEDs

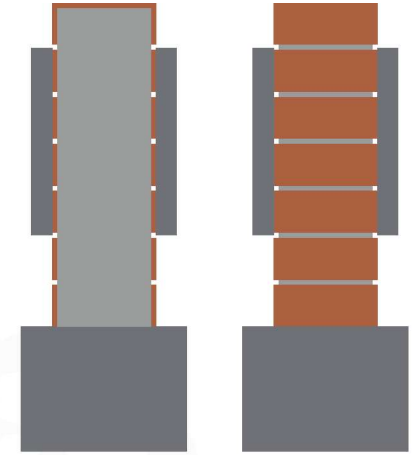
Color: PMS Process Blue C, PMS Cool Gray 10, Silver, Stained Wood



Sides: Double

Quantity: 1

Notes:



132 in

85.4 in



Folder Name: Z:\New Life Church NWA\NEW LOCATION\Monument Sign\Artwork - Internally Created

File Name: New Life Church NWA - Monument_V7.fs

APPROVED: _____

DATE: _____





New Life Church NWA - Monument_V7

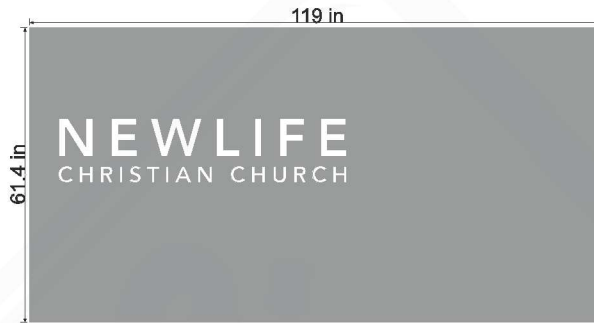


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Sales Rep: Matt
PROOF DATE: 10/11/2024

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Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

Type: Face
Size: 61.4" X 119"
Material: Routed Aluminum, Paint
Color: Silver
Sides: Single
Quantity: 2 Panels
Notes:



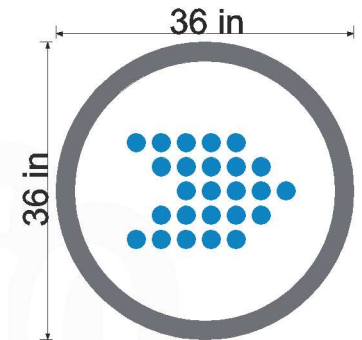
Type: Base
Size: 24" X 132"
Material: Welded Aluminum, Paint
Color: PMS Cool Gray 10
Quantity: 1
Notes:



Type: Wood Trim Boards
Size: ~8" X 48" "on Face, Side TBD
Material: Stained Wood
Color: TBD - Match Existing In Building
Quantity: TBD
Notes:



Type: Channel Letter
Size: 36" X 36"
Material: ACP, Aluminum, Acrylic, Printed Translucent Vinyl, Paint, LEDs
Vinyl Color: Full Color
Acrylic Color: Clear
Trim Cap/Returns Color: PMS Cool Gray 10
Mounting: Flush
Sides: Single
Quantity: 2
Notes:



Type: Backed Up Acrylic
Size: 20" X 66"
Material: Acrylic, Printed Translucent Vinyl, LEDs
Vinyl Color: Full Color
Acrylic Color: Clear
Sides: Single
Quantity: 2
Notes:



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File Name: New Life Church NWA - Monument_V7.fs

APPROVED: _____

DATE: _____





New Life Church NWA - Small Monument_V2



Job #: 3695886
Sales Rep: Matt
PROOF DATE: 10/11/2024

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS. WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

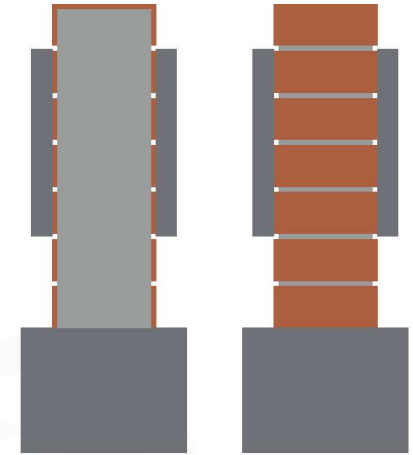
Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

Type: Monument
Size: 48.5" X 74"

Material: Aluminum, Channel Letters, Backed Up Acrylic, Printed Translucent Vinyl, Wood boards, LEDs
Color: PMS Process Blue C, PMS Cool Gray 10, Silver, Stained Wood



Sides: Double
Quantity: 1
Notes:



Folder Name: Z:\New Life Church NWA\NEW LOCATION\Monument Sign\Artwork - Internally Created

File Name: New Life Church NWA - SMALL - Monument_V2.fs

APPROVED: _____

DATE: _____





New Life Church NWA - Small Monument_V2

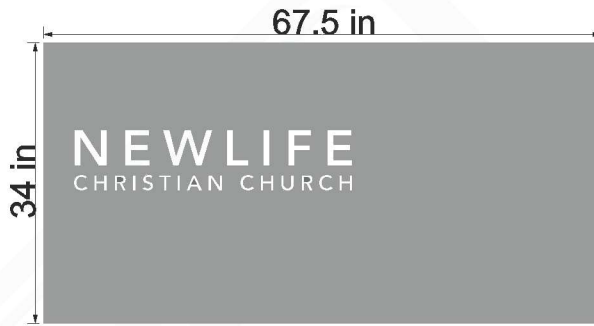


Job #: 3695886
Sales Rep: Matt
PROOF DATE: 10/11/2024

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS. WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

Type: Face
Size: 34" X 67.5"
Material: Routed Aluminum, Paint
Color: Silver
Sides: Single
Quantity: 2 Panels
Notes:



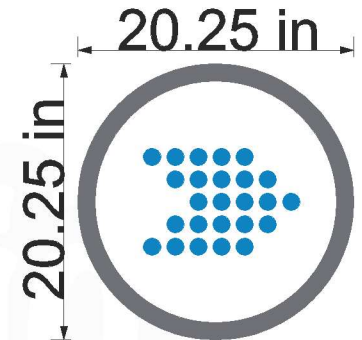
Type: Base
Size: 14" X 74"
Material: Welded Aluminum, Paint
Color: PMS Cool Gray 10
Quantity: 1
Notes:



Type: Wood Trim Boards
Size: ~4.5" X 27" "on Face, Side TBD
Material: Stained Wood
Color: TBD - Match Existing In Building
Quantity: TBD
Notes:



Type: Channel Letter
Size: 20.25" X 20.25"
Material: ACP, Aluminum, Acrylic, Printed Translucent Vinyl, Paint, LEDs
Vinyl Color: Full Color
Acrylic Color: Clear
Trim Cap/Returns Color: PMS Cool Gray 10
Mounting: Flush
Sides: Single
Quantity: 2
Notes:



Type: Backed Up Acrylic
Size: 12" X 36"
Material: Acrylic, Printed Translucent Vinyl, LEDs
Vinyl Color: Full Color
Acrylic Color: Clear
Sides: Single
Quantity: 2
Notes:



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File Name: New Life Church NWA - SMALL - Monument_V2.fs

APPROVED: _____

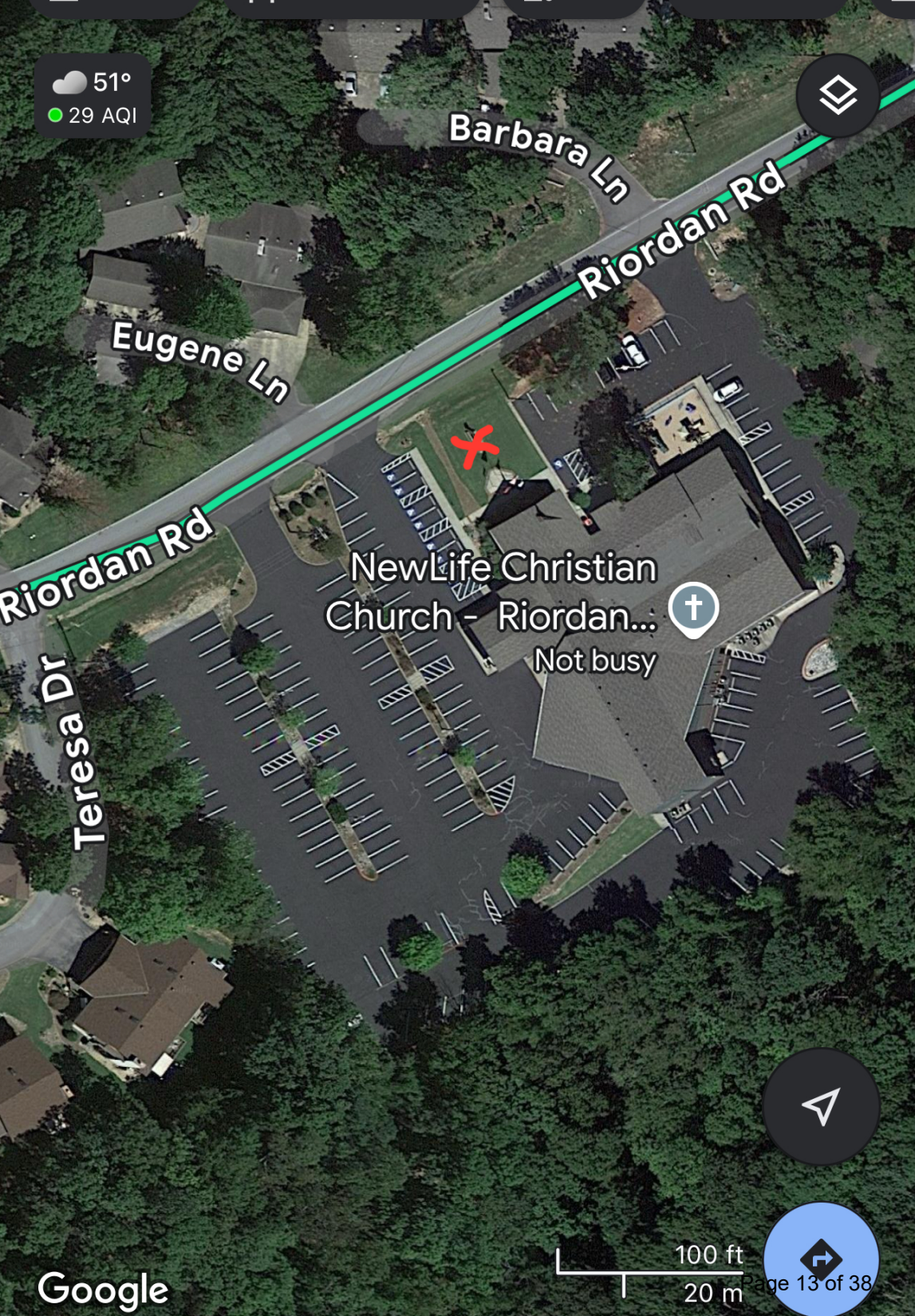
DATE: _____





Previous Legal Non-Conforming Sign

51°
29 AQI



Barbara Ln

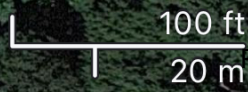
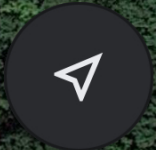
Riordan Rd

Eugene Ln

Riordan Rd

Teresa Dr

NewLife Christian Church - Riordan...
Not busy



Google



Meeting Information:

2483 Forest Hills Blvd
August 11, 2025 at 4:30 pm

Reviewer:

Conner LaRue,
Planner

Property Description

This property is located in western Bella Vista City Limits and is located on Parcel #16-29786-000. Lot 8, Block 6. Suffolk Subdivision.

Regulation

Zoning Code Sec. 109-248(b)(2) requires fences within the front yard shall be limited in height to three (3) feet.

Request

The applicant is requesting to allow an existing six-foot (6) and eight (8) foot wood privacy fence on an adjoining lot.

Background

The applicant is requesting a variance of the fence height & placement requirements within the R-1 district (Sec. 109-248(b)(2)) at 27 Haverhill Dr., in order to accommodate and unpermitted six (6) to eight-foot (8) fence. Code allows fences to be located in the front yard, however are limited in height to three (3) feet on residential parcels less than four (4) acres. A notice of violation was sent to the property owner on May 14th, stating the reasons of the violation and the applicable code sections thereof. A variance request was subsequently filed. Haverhill Drive is a dead-end cul-de-sac labeled as a residential street per the Master Street Plan and is within a low-density residential area. Staff finds that the placement of the fence is forward of the primary structure, and is a result of the applicants' actions. Any fence at this location should be reduced in height or align with the front of the house. Enforcement of the zoning ordinance would not cause undue hardship and would keep with the spirit and intent of the R-1 district. Staff also has visibility, safety, and maintenance concerns do to the proximity of the tall fence near our city right-of-way.

Public Comment

None at the time of this report.

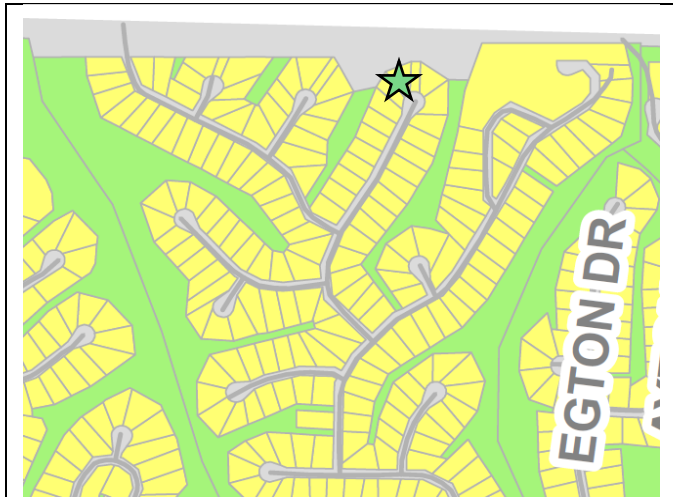
Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, July 23rd, 2025 and posted a public hearing sign on the property on Friday, August 1st, 2025.

Recommendation

Staff is recommending denial as the analysis did not find all three requirements to be met.

Project Number	ZVR-2025-60330
Applicant	Heidi Jones
Address/Location	27 Haverhill Dr
Current Zoning	R-1 Single Family Residential
Site Area	.70 acres
Nature of Request	Seeking a variance on Sec. 109-248(b)(2)



Zoning Map



Future Land Use Plan

Sec. 109-42(d) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** 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 zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

The City of Bella Vista Planning Commission

Dear Board Members,

We are writing to submit a variance appeal for the fence violation notice of Section 109-248, specifically the height of the fence exceeding 3' in height ahead of the front plane of the house, as well as it being constructed on a lot not adjacent to the primary lot (lot with the house).

The specific hardships we are asking to be taken into consideration for the code variance are:

- Primary lot with house sits back off of road much further than our adjacent lots due to it being at the end of a cul-de-sac.
- Due to property topography the primary lot with house sits much lower than adjacent lots with fence, requiring the furthest corner of fence to be higher than 3' in order to serve its purpose.
- Monetary loss due to the lots not being able to be used fully.

Due to the above hardships we are requesting that you please examine all of the circumstances and allow this variance.

Sincerely,
Heidi Jones - property owner

P.N. 18-07805-000
COOPER COMMUNITIES INC

P.N. 16-29877-000
COOPER COMMUNITIES INC

29876-000
POA

P.N. 16-29785-000
G & SUSAN BRADFORD

LOT 9
9,185.46 SQ. FT.
0.21 ACRES ±
P.N. 16-26787-000

LOT 10
9,967.87 SQ. FT.
0.23 ACRES ±
P.N. 16-29788-000

LOT 8
12,157.74 SQ. FT.
0.28 ACRES ±
P.N. 16-29786-000

LEGEND

- FOUND REBAR
- ⊙ WM WATER METER
- ⊙ UTILITY POLE
- ⊙ TELEPHONE RISER
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - CENTERLINE
- - - SETBACK
- - - EASEMENT
- - - OVERHEAD LINE

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE MAP PANEL NO. 05007C0080J (EFFECTIVE DATE 11/11/2010) AND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING A 1% ANNUAL CHANCE OF FLOODING.





Meeting Information:

2483 Forest Hills Blvd
August 11, 2025 at 4:30 pm

Reviewer:

Jessica Grady, CNU-A
Planning Technician

Project Number	ZVR-2025-60320
Applicant	John Sobiech
Address/Location	14835 County Road
Current Zoning	R-E, Residential Estate
Site Area	19.11 acres
Nature of Request	Seeking a variance on Sec. 109-166(c)(4)(c)(2) and 109-166(c)(4)(c)(3)

Property Description

This property is located in the western area of Bella Vista City Limits, located on Parcel #16-78005-006, as shown in the Benton County Book of Records (L202403928).

Regulation

Section 109-166(C)(4)(C)(2) requires nonresidential accessory structures to be located behind an accessory structure building setback. Section 109-166(C)(4)(C)(3) states the building footprint area for all nonresidential accessory buildings shall not exceed 1,200 square feet.

Request

Zoning variance request for two proposed and one existing shed, that exceeds a cumulative footprint of 1,200 square-feet or more, to be located forward of the accessory structure setback on a lot that contains four acres or more in the R-E, Residential Estate District.

Background

The intent of this request is to reapply for their previously approved zoning variance request, from 2024, which expired in May of 2025. The property is located at 14835 County Road, which is labeled as a sub-collector per the Master Street Plan. One single-family dwelling, a 912 sq. ft. non-residential accessory structure, and associated gravel driveway were constructed prior to city establishment by a previous property owner.

The applicant proposes a 2,000 sq. ft. structure for private property such as tractors and one 1,900 sq. ft. structure for hobby woodworking, which is a permitted use by-right. The 4, 812 sq. ft. cumulative footprint exceeds the limit set by code. The applicant requests a variance on the accessory building setback for utility and tree preservation. The dwelling faces west with utilities being located behind and to the south. Without utility relocation and tree removal, meeting the setback requirements would be difficult.

Public Comment

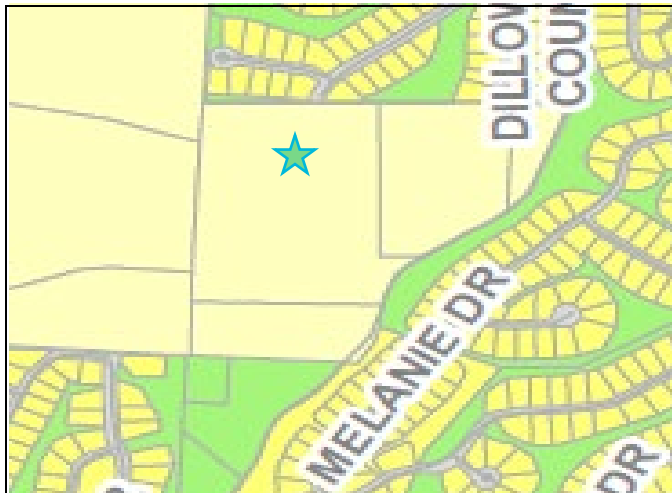
None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, July 23, 2025 and posted the public hearing sign on the subject property on Friday Aug. 1, 2025.

Recommendation

Based on the analysis above, staff recommends approval of this request.



Zoning Map



Future Land Use Plan

Sec. 109-42(d) Variances: Standards for Approval

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 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** 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 zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

Dear Planning Commission:

The property owner for the property located at 14835 County Road, Bella Vista, Arkansas, Parcel # 16-78005-006 is requesting a variance to:

- Section 109-166(C)(4)(C)(2) requiring nonresidential accessory structures to be located behind an accessory structure building setback and
- Section 109-166(C)(4)(C)(3) requiring the building footprint area for all non residential accessory buildings shall not exceed 1,200 square feet.

The variance request is for two proposed and one existing non-residential accessory structures that exceed a cumulative footprint of 12,00 square -feet, proposed forward of the accessory structure set back on a lot that contains four acres or more in the R-E, Residential Estate District.

The attached letter from the property owner further details the request and hardships.

Thank you,

Eric Motley
Workplace and Hospitality Market Leader
Buf Studio

Variance Committee,

We own a 20 acre property in Bella Vista where we plan to build our dream home. There is currently a house on the property we plan to live in while building our permanent house.

Before building our dream house, we need the storage space to put our machines and equipment. Some of the equipment we already have in our current shop and other equipment we will purchase in order to care for 20 acres of land.

Please note this land is very overgrown and has been neglected for years and will require a significant amount of work to bring it back to its original park-like setting. In order to do this work I will need some machinery and a shed to store such.

The house on site is existing and was there when we bought the land, so the new buildings will be in front of the house as there is no room behind the house due to property setbacks and the current septic system..

The locations of the new sheds will be in the non wooded areas of the property so that I can leave as many mature trees untouched as possible. These shed locations will leave the land as natural and as much of a "park like" setting as possible. Also there are to Large ravines that run through the property which also dictates the shed locations. Additionally there is an old driveway easement that also dictated the sheds locations.

The buildings we are proposing will be for personal use and will coordinate and blend into the surroundings, keeping our belongings safe and out of the elements.

Without the sheds our expensive machinery would be exposed to the elements and will not last, additionally it would be an eye sore to the property. Whereas the proposed sheds would keep the equipment safe, extend its longevity and value. Additionally the sheds will look beautiful on the property.

The proposed sheds are.

1st building- 40x50 garage for boat/camper/tractor/brush hog,etc

2nd building- will be my personal woodworking hobby shop

Please let me know if you have any questions.

I appreciate your time.

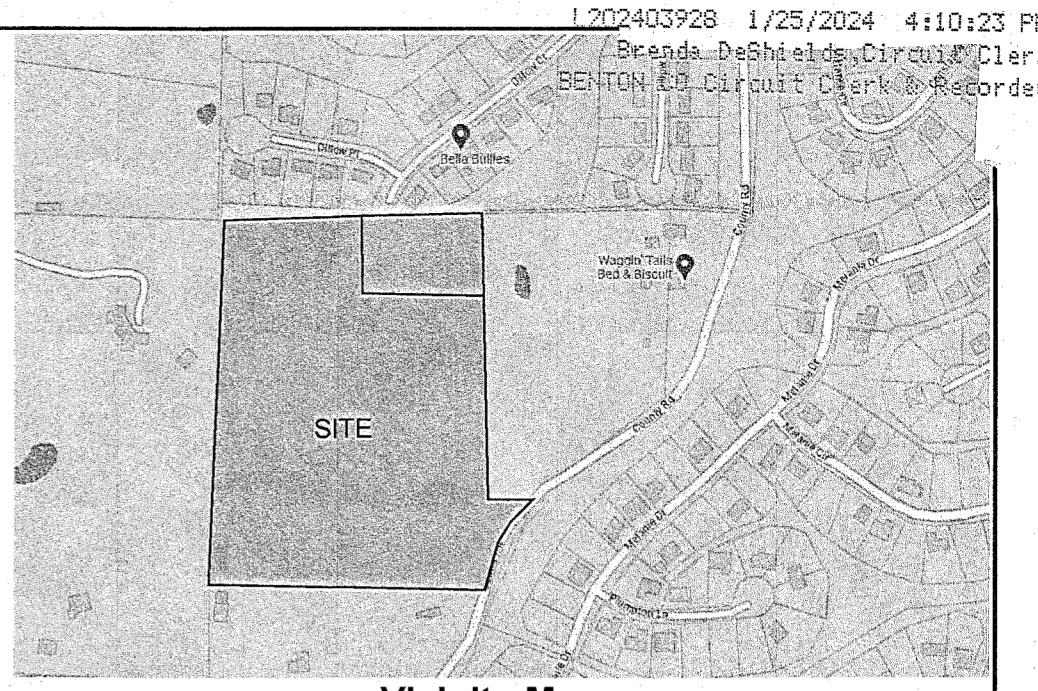
Thank you!

John Sobiech

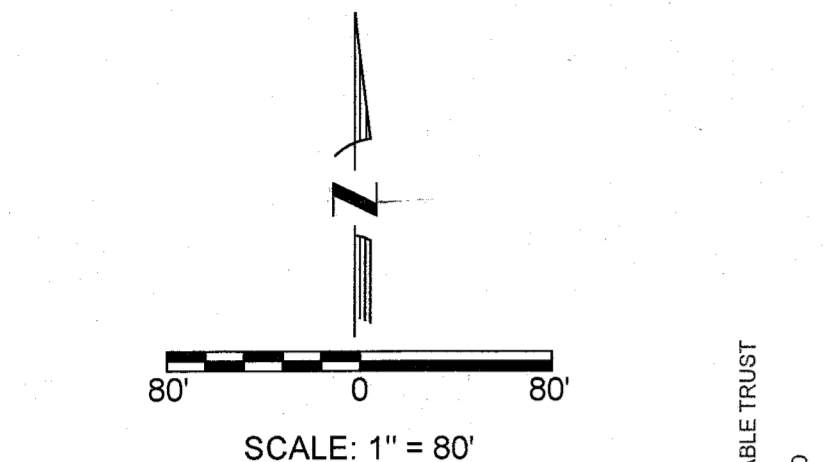
PARENT PARCEL 16-78005-002 DESCRIPTION:
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND PIPE BEING THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 31; THENCE SOUTH 89°59'22" EAST A DISTANCE OF 394.28 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 00°03'43" EAST A DISTANCE OF 213.89 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 88°47'43" EAST A DISTANCE OF 347.04 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 00°00'57" WEST A DISTANCE OF 598.97 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 89°32'08" EAST A DISTANCE OF 175.35 FEET; THENCE SOUTH 47°43'27" WEST A DISTANCE OF 135.43 FEET; THENCE SOUTH 27°56'55" WEST A DISTANCE OF 66.46 FEET; THENCE SOUTH 17°46'57" WEST A DISTANCE OF 112.71 FEET; THENCE NORTH 88°43'06" WEST A DISTANCE OF 809.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'44" EAST A DISTANCE OF 1050.01 FEET TO THE POINT OF BEGINNING; CONTAINING 17.38 ACRES OR 757,256 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

PARENT PARCEL 16-78005-006 DESCRIPTION:
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1" PIPE BEING THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 31; THENCE SOUTH 89°59'22" EAST A DISTANCE OF 394.28 FEET TO A FOUND 5/8" REBAR PLS 992 FOR THE POINT OF BEGINNING; THENCE SOUTH 89°59'42" EAST A DISTANCE OF 347.09 FEET TO A FOUND 3/4" REBAR; THENCE SOUTH 00°01'39" EAST A DISTANCE OF 220.88 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 00°00'57" WEST A DISTANCE OF 586.97 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 89°32'08" EAST A DISTANCE OF 175.35 FEET; THENCE SOUTH 47°43'27" WEST A DISTANCE OF 135.43 FEET; THENCE SOUTH 27°56'55" WEST A DISTANCE OF 66.46 FEET; THENCE SOUTH 17°46'57" WEST A DISTANCE OF 112.71 FEET; THENCE NORTH 88°43'06" WEST A DISTANCE OF 809.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'44" EAST A DISTANCE OF 1050.01 FEET TO THE POINT OF BEGINNING; CONTAINING 1.73 ACRES, OR 75,403 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

NEW COMBINED TRACT DESCRIPTION:
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1" PIPE BEING THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 31; THENCE SOUTH 89°59'22" EAST A DISTANCE OF 394.28 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 89°59'42" EAST A DISTANCE OF 347.09 FEET TO A FOUND 3/4" REBAR; THENCE SOUTH 00°01'39" EAST A DISTANCE OF 220.88 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 00°00'57" WEST A DISTANCE OF 586.97 FEET TO A FOUND 5/8" REBAR PLS 992; THENCE SOUTH 89°32'08" EAST A DISTANCE OF 175.35 FEET; THENCE SOUTH 47°43'27" WEST A DISTANCE OF 135.43 FEET; THENCE SOUTH 27°56'55" WEST A DISTANCE OF 66.46 FEET; THENCE SOUTH 17°46'57" WEST A DISTANCE OF 112.71 FEET; THENCE NORTH 88°43'06" WEST A DISTANCE OF 809.01 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'44" EAST A DISTANCE OF 1050.01 FEET TO THE POINT OF BEGINNING; CONTAINING 19.11 ACRES OR 832,646 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

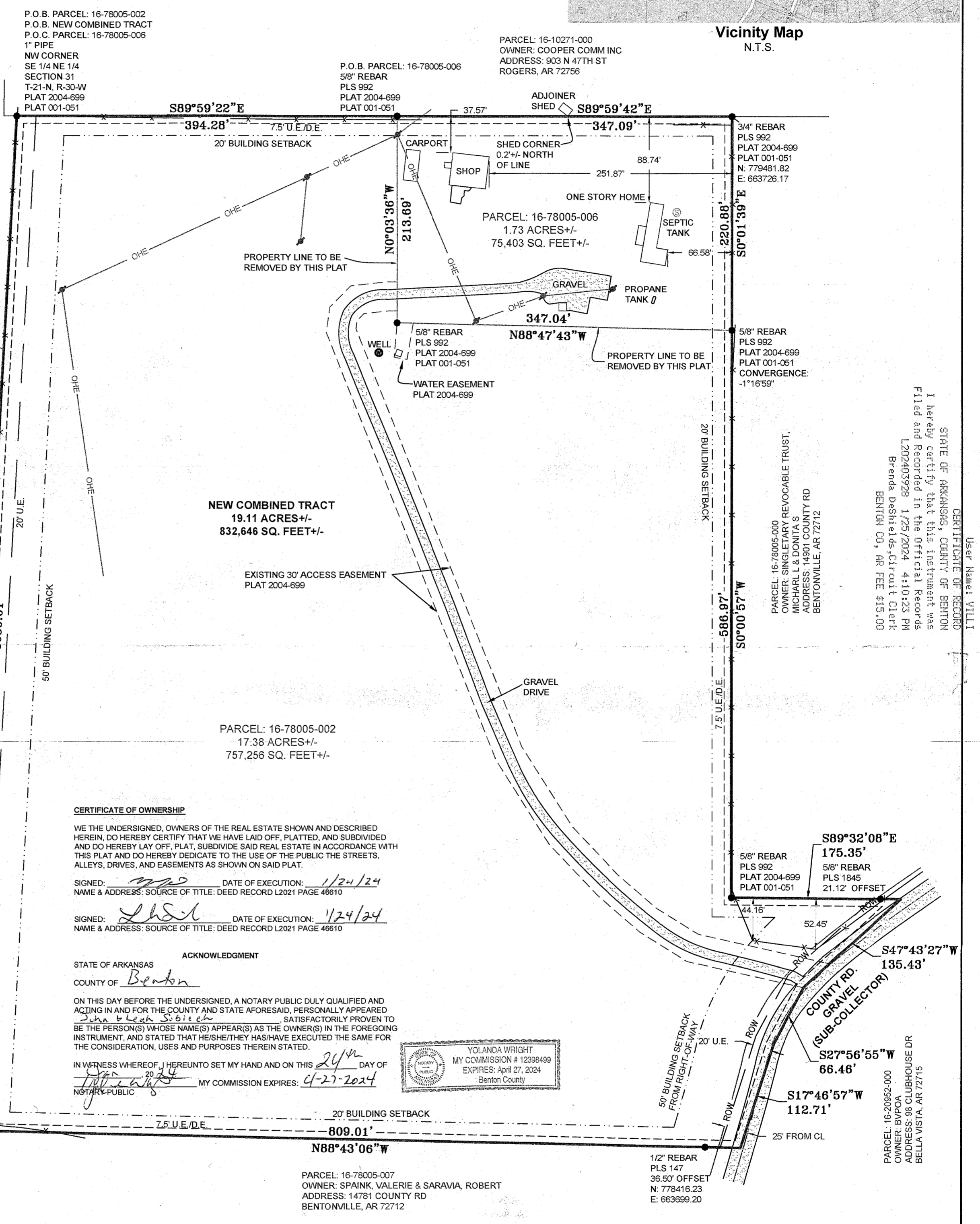


Vicinity Map
N.T.S.



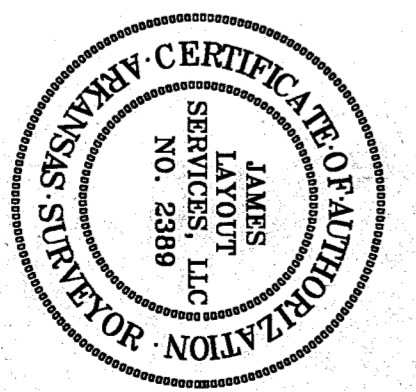
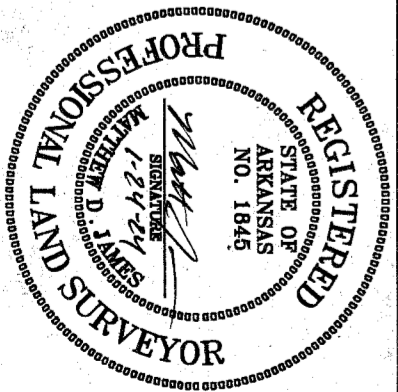
- Notes:**
- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
 - This plat represents a boundary survey of the parcels recorded in Deed Records, Instrument No. L202253827 and L202146610 at the Office of the Circuit Clerk Benton County, Arkansas.
 - Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
 - This survey is based on a Title Commitment #21-063790-500 supplied by Lenders Title Company, and dated May 11, 2021, 8:00 am.
 - Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
 - This property is currently zoned R-E.
 - Building setbacks for zone R-E are as follows:
Front 50 Feet
Side (Interior) 20 Feet
Rear 50 Feet
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0080J. Revised date 9/28/2007.



Lot Combination for:
John R & Leah L Sobiech
James Layout Services, LLC
P.O. Box 611
Farmingington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

State Filing Code:
500-21N-30W-0-31-120-04-1845



CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

SIGNED: [Signature] DATE OF EXECUTION: 1/24/24
NAME & ADDRESS: SOURCE OF TITLE: DEED RECORD L2021 PAGE 46610

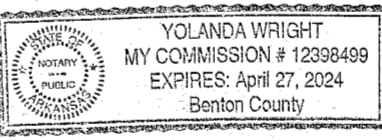
SIGNED: [Signature] DATE OF EXECUTION: 1/24/24
NAME & ADDRESS: SOURCE OF TITLE: DEED RECORD L2021 PAGE 46610

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Benton

ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED John R & Leah L Sobiech SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) APPEAR(S) AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/HE HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND ON THIS 24th DAY OF Jan 2024
[Signature] MY COMMISSION EXPIRES: 4-27-2024
NOTARY PUBLIC



Owner Information:
Sobiech Living Trust
John R. & Leah L. Sobiech
20 Syston Ln.
Bella Vista, AR 72714

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

SIGNED: [Signature] DATE OF EXECUTION: 1-24-24
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1845

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 1/25/24
SIGNED: [Signature]
PLANNING COMMISSION CHAIRMAN

LEGEND

● MONUMENT FOUND (AS NOTED)	⊕ CABLE RISER	⊖ RECORD DISTANCE	— TREE LINE	— GAS LINE
○ MONUMENT SET (5/8" REBAR WCAP)	⊗ TRAFFIC SIGNAL SIGN	⊖ RECORD BEARING	— WOOD FENCE	— TELEVISION CABLE
▲ TEE POST	⊕ WATER METER	⊖ SEPTIC TANK	— CHAIN LINK FENCE	— PROPERTY LINES
◆ BENCHMARK	⊕ WATER VALVE	⊖ DECIDUOUS TREE	— WIRE FENCE	— BUILDING SETBACK
⊕ GUARD POST	⊕ FIRE HYDRANT	⊖ EVERGREEN TREE	— PAINTED STRIPE	— UTILITY POLE (WITH GUY WIRE)
⊕ UTILITY POLE	⊕ WATER SPIGOT		— TELEPHONE LINE	
⊕ TELEPHONE RISER	⊕ GAS METER		— EXISTING WATER LINE	
⊕ FIBER OPTIC TELEPHONE RISER	⊕ DRAINAGE MANHOLE		— OVERHEAD ELECTRIC LINE	
⊕ ELECTRICAL RISER			— UNDERGROUND ELECTRIC LINE	

Recording Information

Job Number: 23142	Field Work: A.S.
Drawn By: N.R.	Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389	Date: 7/21/23
Scale: 1"=80'	Basic of Bearings: (NAD83) Arkansas State Plane North Zone

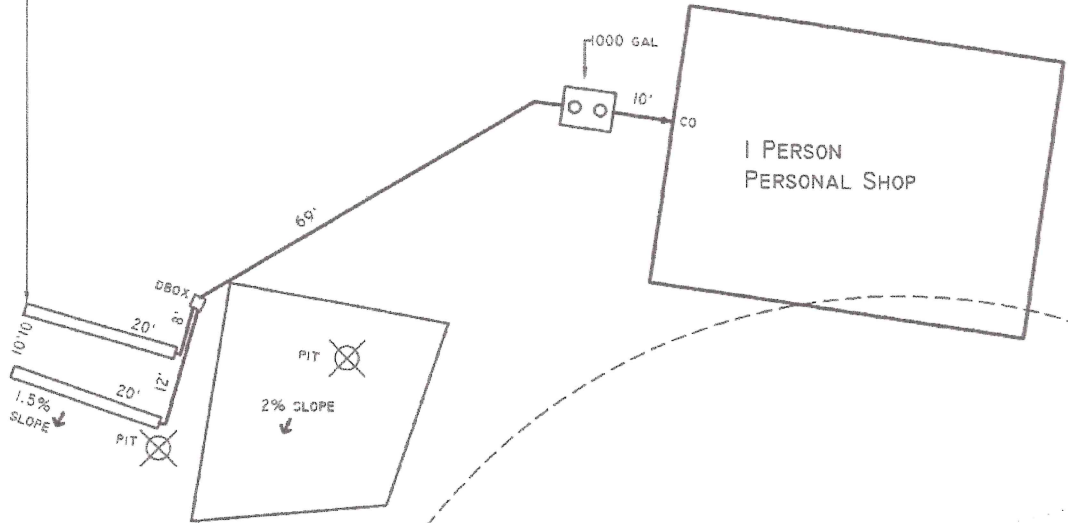
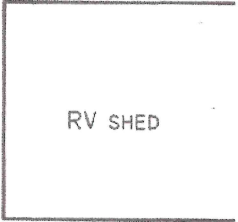
ADH Permit
#26669668

1005.01'

219'



1:30



**SYSTEM MUST BE INSTALLED
EXACTLY AS DESIGNED**

*Julie Joy EHO 718
4/19/2024*

OLD DRIVE DO NOT USE



QUOTATION FOR:

John Sobiech (30X40 Shop)
14835 County Road
Bella Vista, AR 72712
479-903-1630

CONTACT:

Jeremy Edwards
1801 South Zero St
Fort Smith, AR 72901
(479) 646-7140

CONSTRUCTION:
DIMENSIONS:

Stud Frame
30' X 40' X 12' 1 1/8"

SPECIFICATIONS FOR 30' X 40' X 12' 1 1/8" STUD FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (6/12 Pitch, 2' O/C)
- **2 x 6 STD BTR KD SPF S4S Studs (24" O/C)**
- **7/16" OSB on Walls and Roof**
- Clay Nu-Mag 29Ga Ptd Steel Siding w/ 45 -Year Paint Warranty
- Burnished Slate Steel Wainscot on All Four Sides
- **Burnished Slate Nu-Mag 26 Gauge Ptd Steel Roof w/ 45 -Year Paint W**

• **DOORS & WINDOWS**

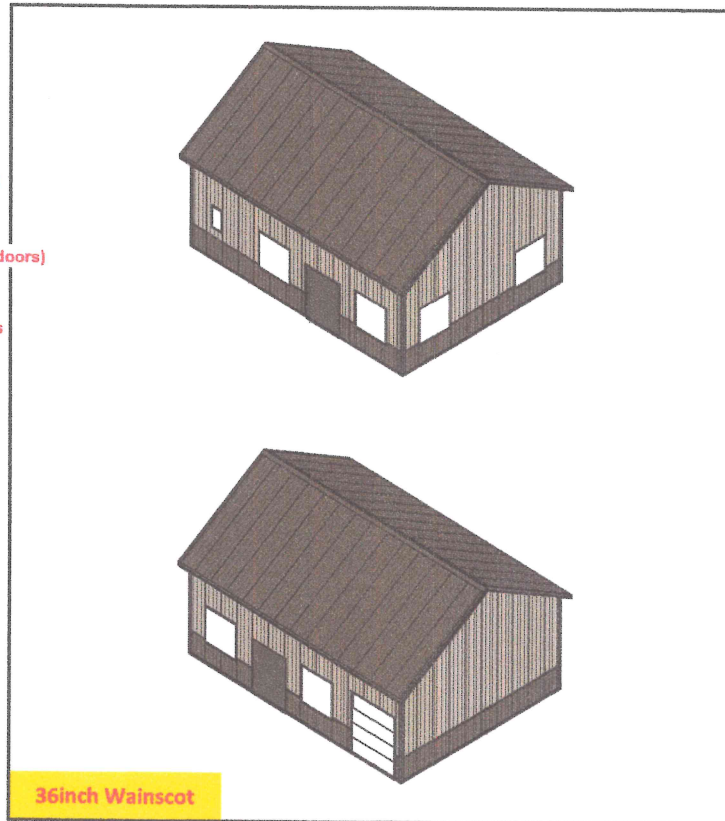
- **Two 6' 2" X 6' 10" General Openings (Customer to supply and install doors)**
- **One Overhead 8X8 COMMERCIAL BROWN Insulated NO Openers**
- **One Customer To SUPPLY AND Install Window 2' 1/2" x 3' 1/2" Stand**
- **SIX Customer To SUPPLY AND Install Window 6' 1/2" x 5' 1/2" Stands**

• **12" OVERHANG ON ALL SIDES STEEL SOFFIT**

• **FASTENERS**

- Screw Metal/Wood 1.5 Ptd for Steel Wall, Roof Panels
- Grsp10Drhg 3In Galv Ring Shank Gun Nail 2M Box for Studs

- Delivered and Installed on **Customer's Already Poured Slab with anchor bolts or mdsill anchors and footing**
- **All AVAILABLE DISCOUNTS REFLECTED IN PRICE**
(FOF Card or promotion or sale or special financing offer cannot be used)
- Customer is responsible for All permits if Applicable
- **1 YEAR WARRANTY ON WORKMANSHIP**
- All Clerical errors are subject to correction



QUOTATION DATE: 2/12/2024

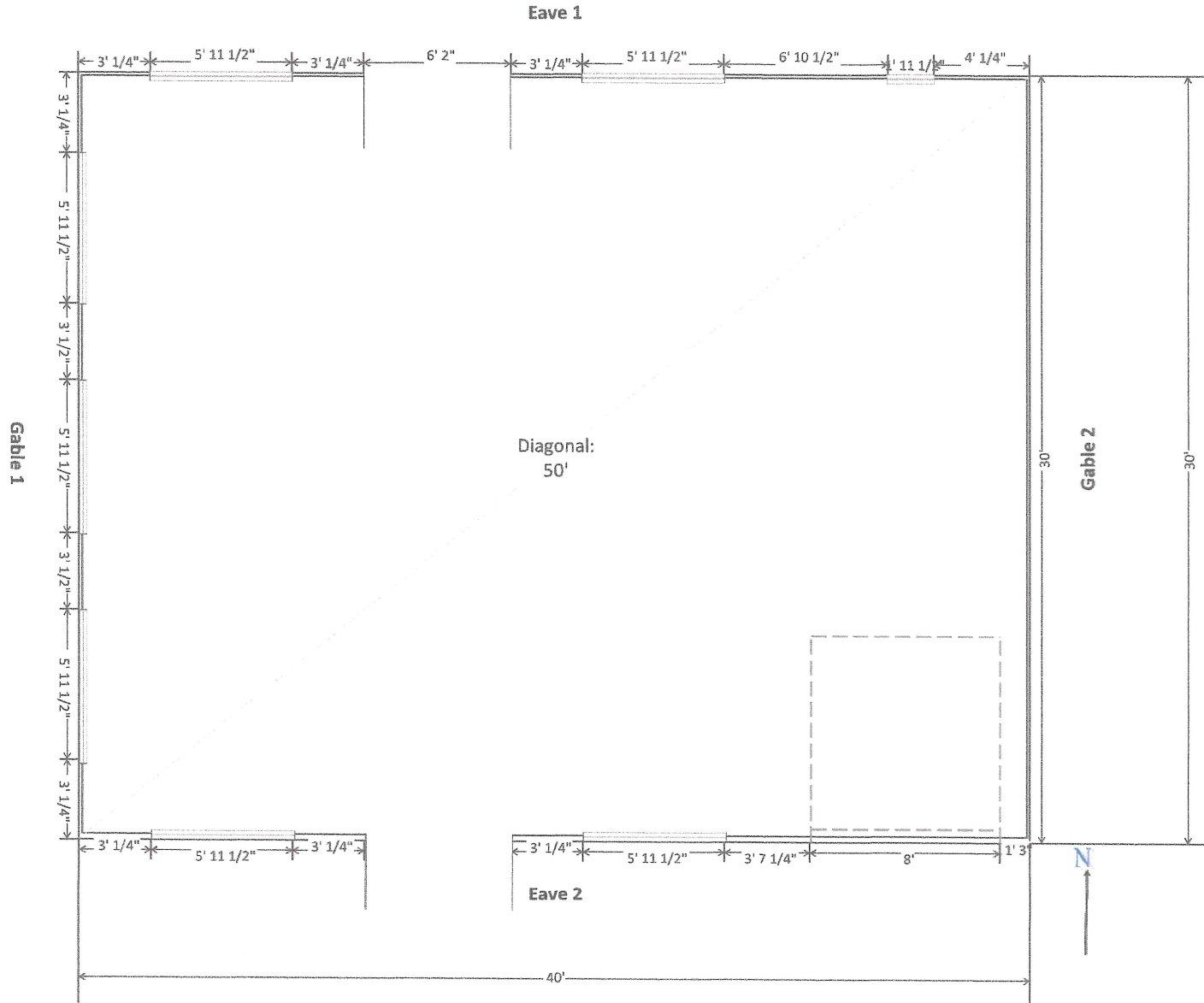
ESTIMATE NUMBER: 10474

GRAND TOTAL INSTALLED (Tax Included) XXXXXXXXXX

Prices are good for 5 days, until 2/17/2024

****PRICE INCLUDES BUT NOT SHOWN A WRAP AROUND PORCH with 12inch Soffit and Ceiling with Metal Soffit SHOWN ON PAGE 2. (848 SQUARE FEET OF PORCH BEFORE 12INCH SOFFIT)**

****PRICE INCLUDES BUT NOT SHOWN A 10x30 Gable Porch with 12inch Overhang and Ceiling with Metal Soffit (300 SQUARE FEET OF PORCH BEFORE 12INCH SOFFIT)**



STAFF NOTES: THE 1,900 SQ. FT. FOOTPRINT MEASUREMENT REFLECTS A 1,200 SQ. FT. ENCLOSURE AND ONE 40' X 10' PORCH AND ONE 30' X 10' PORCH.



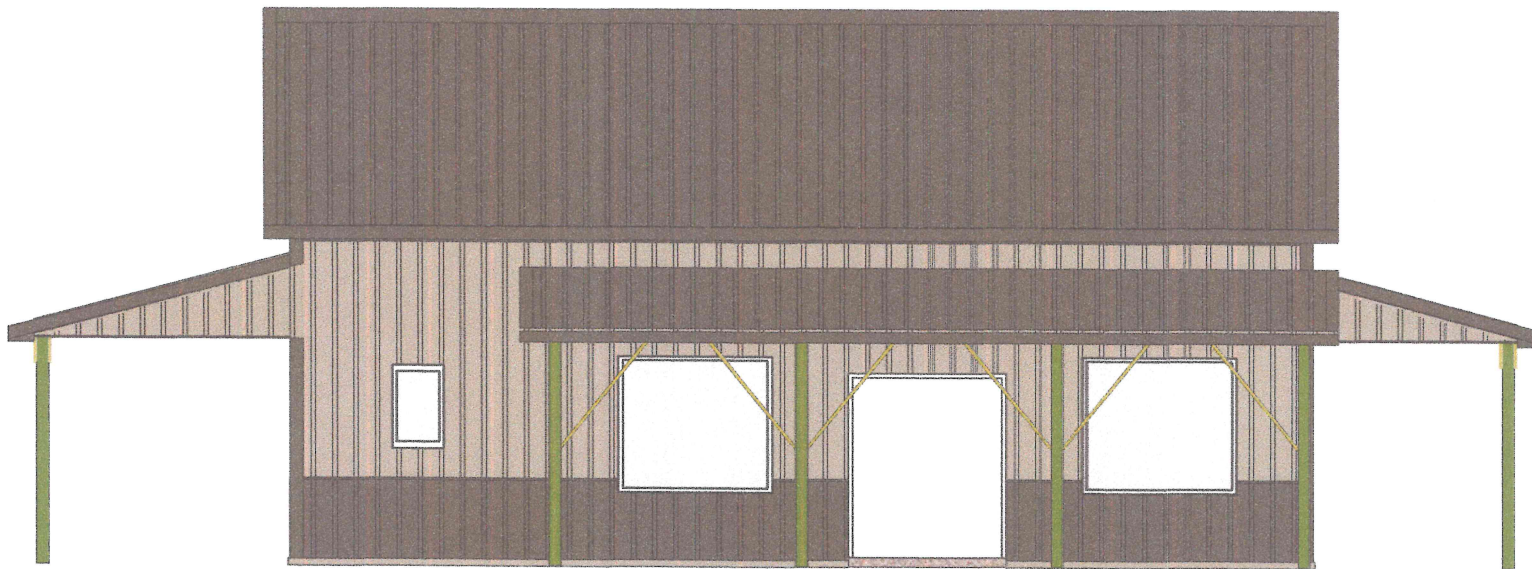
SOUTH SIDE-EAVE SIDE 2 ELEVATION



Post Spacing will be different, this is for reference only. This is a 3/12 Pitch on Wrap Porch and Gable 10x30 Porch

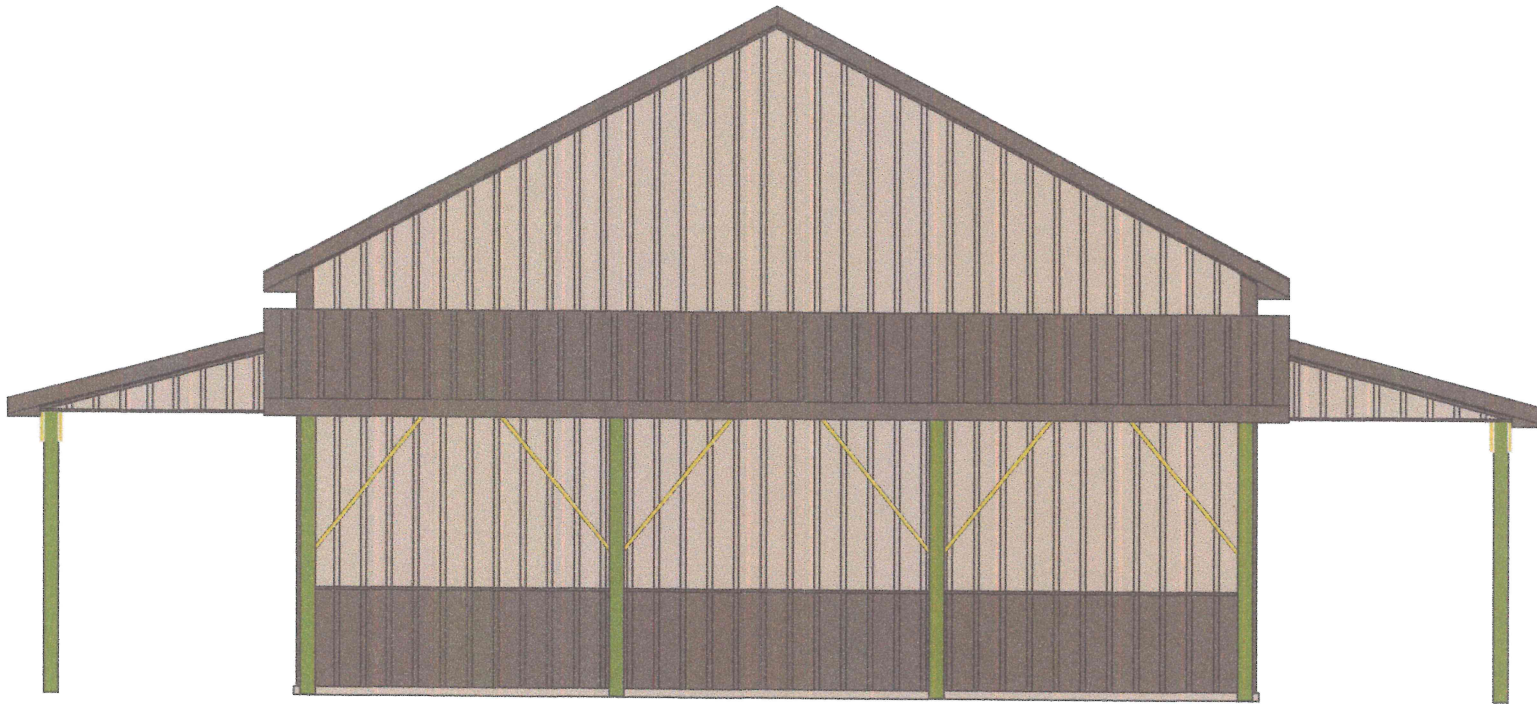


NORTH SIDE-EAVE SIDE 1 ELEVATION



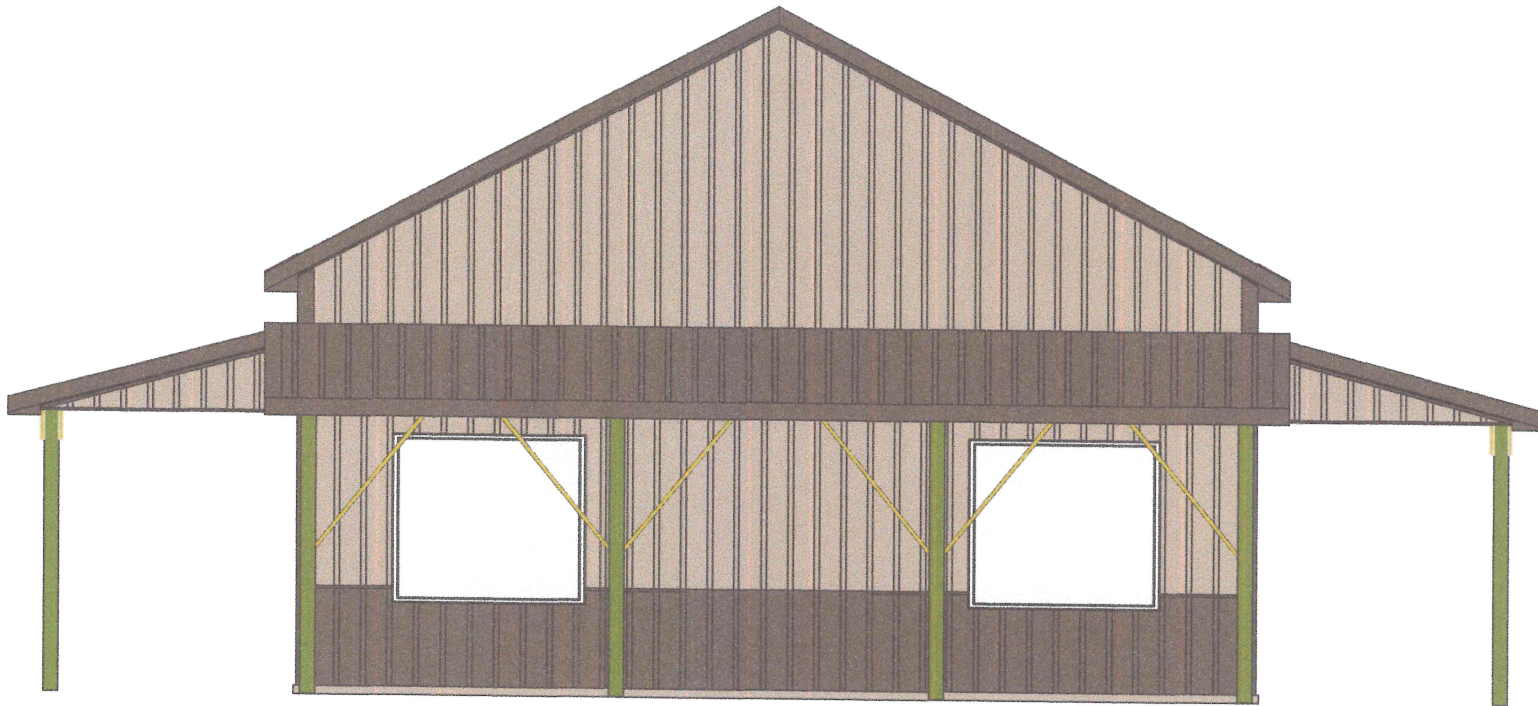
Post Spacing will be different, this is for reference only. This is a 3/12 Pitch on Wrap Porch and Gable 10x30 Posts

EAST SIDE-GABLE SIDE 2 ELEVATION



Post Spacing will be different, this is for reference only. This is a 3/12 Pitch on Wrap Porch and Gable 10x30 Porch

WEST SIDE-GABLE SIDE 1 ELEVATION



Post Spacing will be different, this is for reference only. This is a 3/12 Pitch on Wrap Porch and Gable 10x30 Porch

Garage Shed

STAFF NOTES: THE PROPOSED 16' SIDEWALL HEIGHT OF THE GARAGE SHED EXCEEDS THE 15' LIMIT PER SEC. 109-166. THE APPLICANT SHALL REDUCE THE SIDEWALL HEIGHT OR SEEK AN ADDITIONAL VARIANCE OF THIS SECTION.

Quotation Package

Construction **Maestro**[®]
Estimating Software
Pole Barns, Garages & Decks

QUOTATION FOR:

John Sobiech (40X50 Shed) 4.12Nooh
14835 County Road
Bella Vista, AR 72712
479-903-1630

CONTACT:

Jeremy Edwards
1801 South Zero St
Fort Smith, AR 72901
(479) 646-7140

CONSTRUCTION:
DIMENSIONS:

Stud Frame
40' X 50' X 16' 1 1/8"

SPECIFICATIONS FOR 40' X 50' X 16' 1 1/8" STUD FRAME PACKAGE:

• **MATERIAL PACKAGE**

- **Pre-Engineered Wood Trusses (4/12 Pitch, 5' O/C)**
- 2 x 6 STD BTR KD SPF S4S Studs (24" O/C)
- **2 x 4 Wall Girts (48" O/C) and Roof Purlins (24" O/C)**
- **1/4" Reflectix 4Ft X100Ft Roll Insulation on Walls and Roof**
- Clay Nu-Mag 29Ga Ptd Steel Siding w/ 45 -Year Paint Warranty
- Burnished Slate Steel Wainscot on All Four Sides
- Burnished Slate Nu-Mag 26 Gauge Ptd Steel Roof w/ 45 -Year Paint W

• **DOORS & WINDOWS**

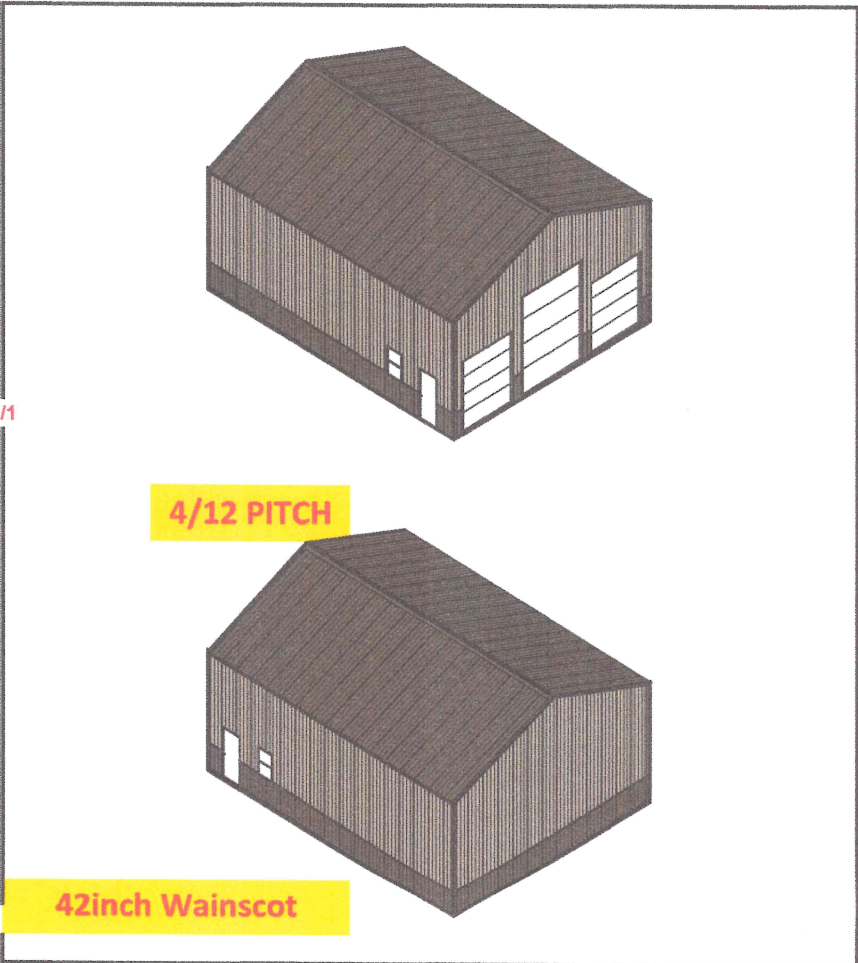
- **Two Overhead 10X10 COMMERCIAL BROWN Insulated NO Openers**
- **One Overhead 12X14 COMMERCIAL BROWN Insulated NO Openers**
- Two 3' Flush Entry Doors WHITE
- **Two Croft Custom 3' x 4' Single Hung Windows CLAY VINYL LOWE 1/1**

• **0" OVERHANG ON ALL SIDES**

• **FASTENERS**

- Screw Metal/Wood 1.5 Ptd for Steel Wall, Roof Panels
- Grsp10Drhg 3In Galv Ring Shank Gun Nail 2M Box for Studs

- Delivered and Installed on **Customer's Already Poured Slab with anchor bolts or mudsill anchors and footing**
- **All AVAILABLE DISCOUNTS REFLECTED IN PRICE**
(FOF Card or promotion or sale or special financing offer cannot be used)
- Customer is responsible for All permits if Applicable
- **1 YEAR WARRANTY ON WORKMANSHIP**
- All Clerical errors are subject to correction



QUOTATION DATE: 2/15/2024

ESTIMATE NUMBER: 10552

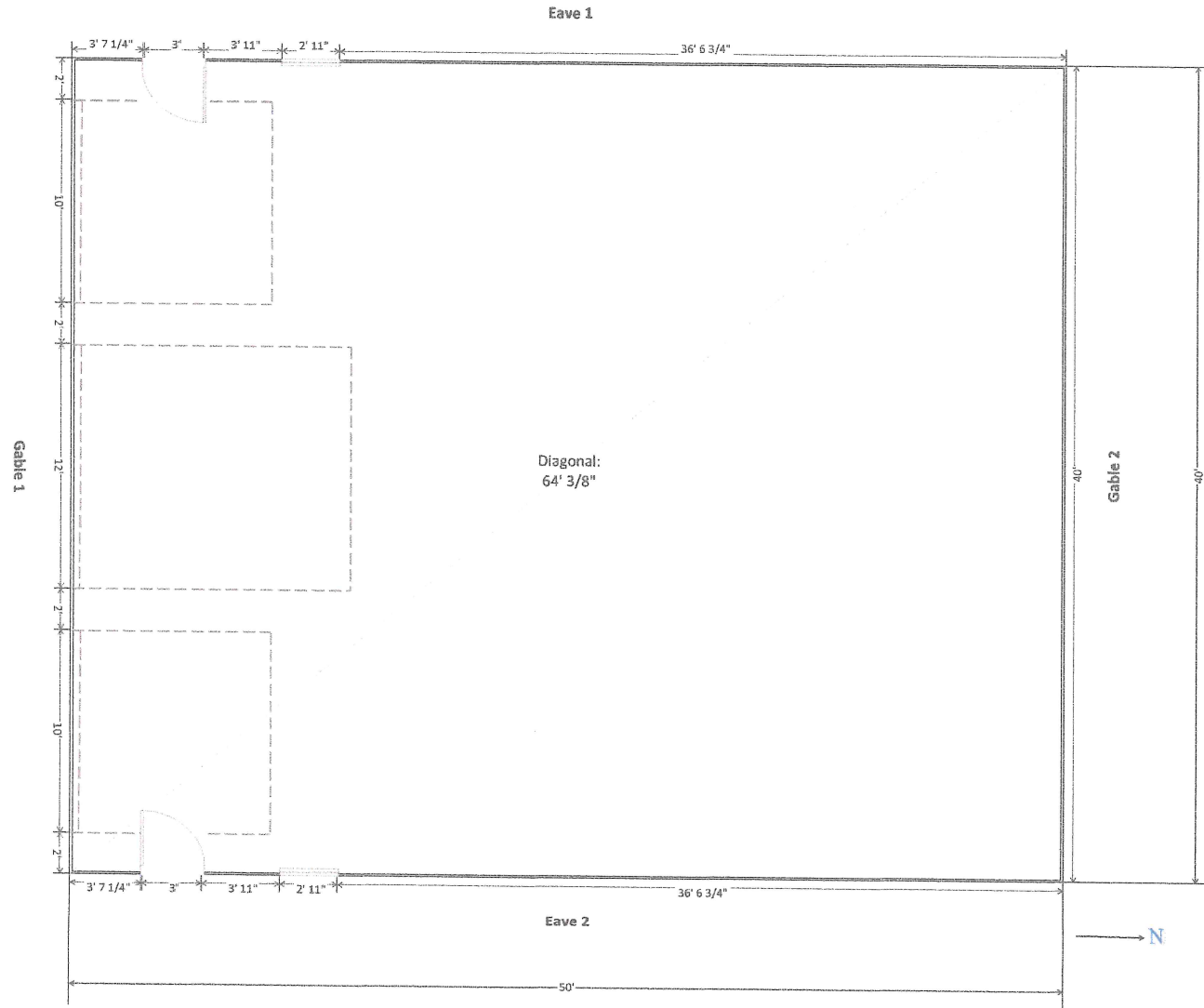
GRAND TOTAL INSTALLED (Tax Included) \$

Prices are good for 5 days, until 2/20/2024



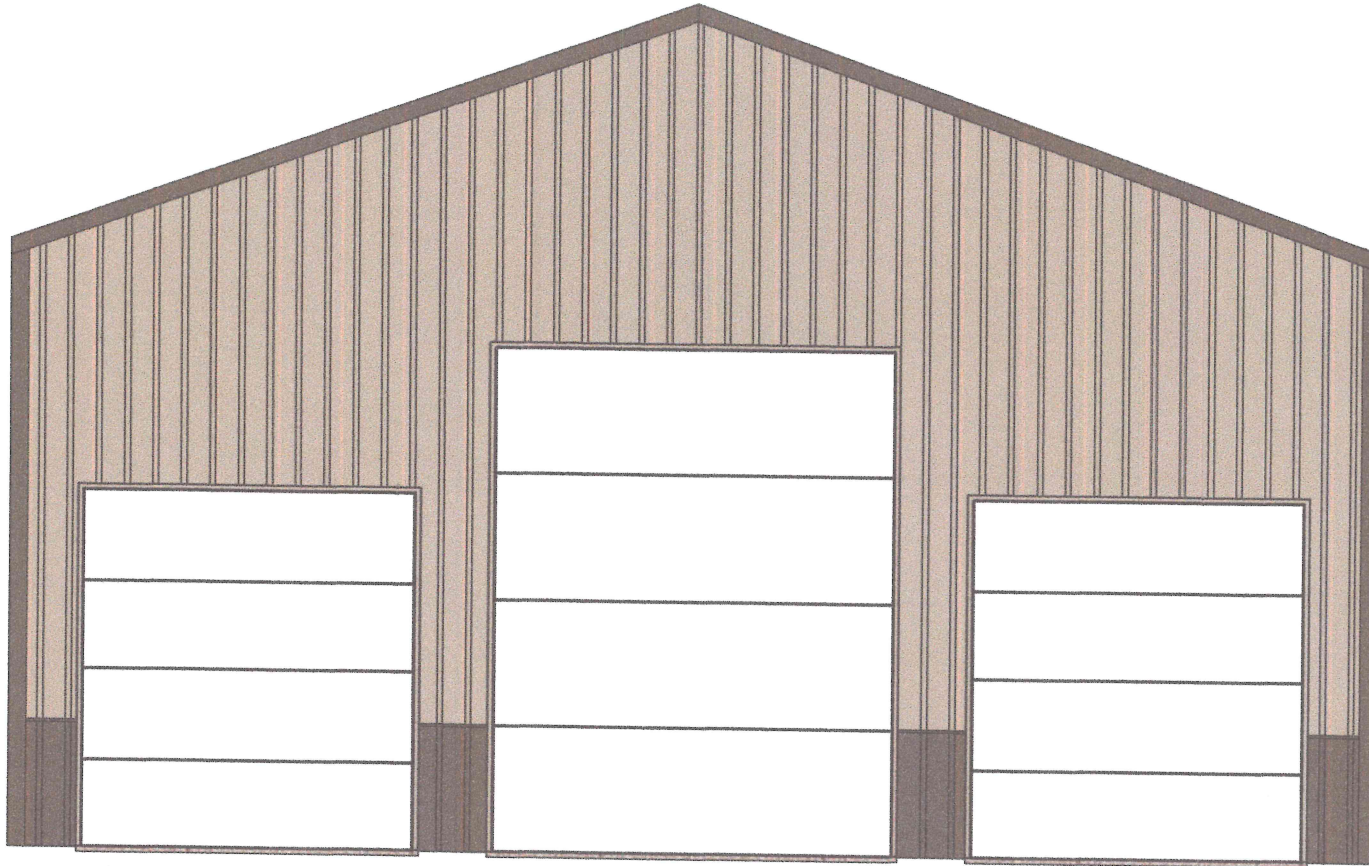
GARAGE FLOOR PLAN

2000 sq. ft.





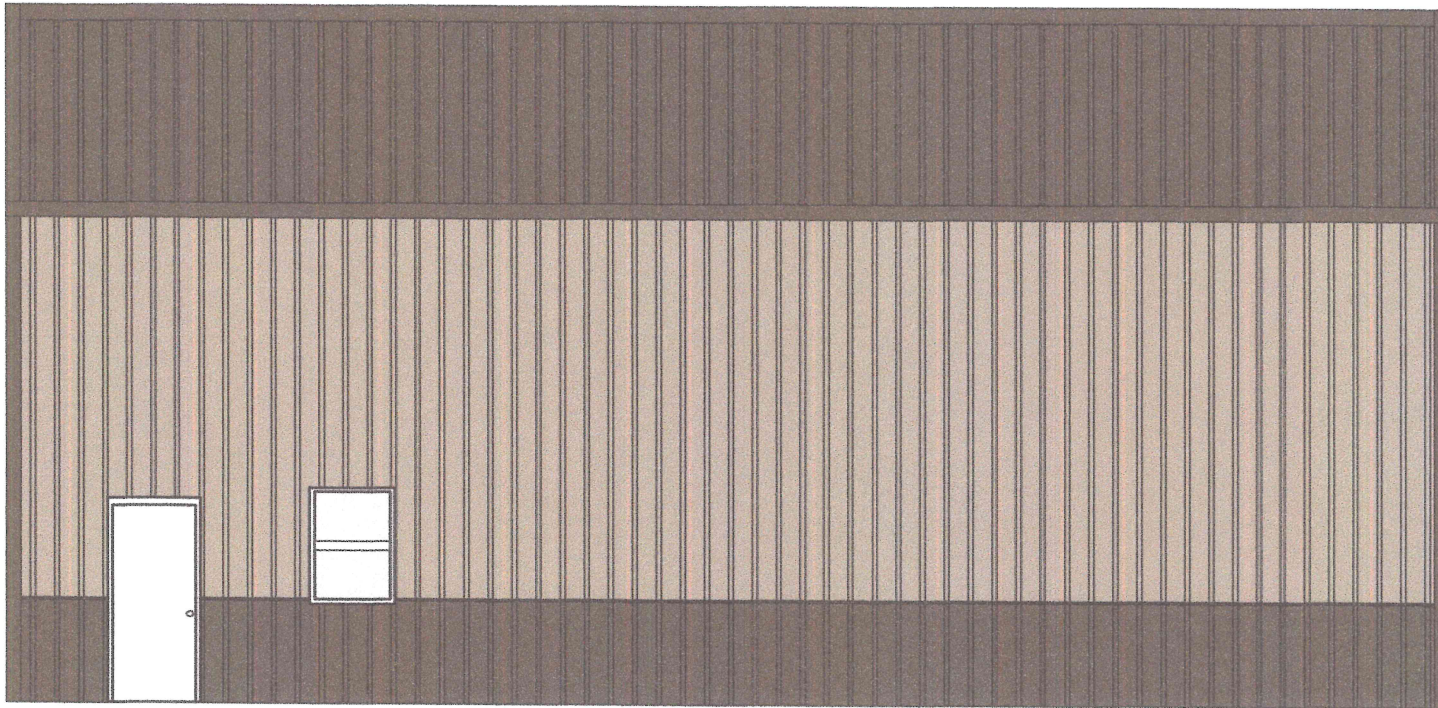
SOUTH SIDE-GABLE SIDE 1 ELEVATION



John Sobiech (40X50 Shed)4.12Nooh
Estimate Number: 10552
2/15/2024

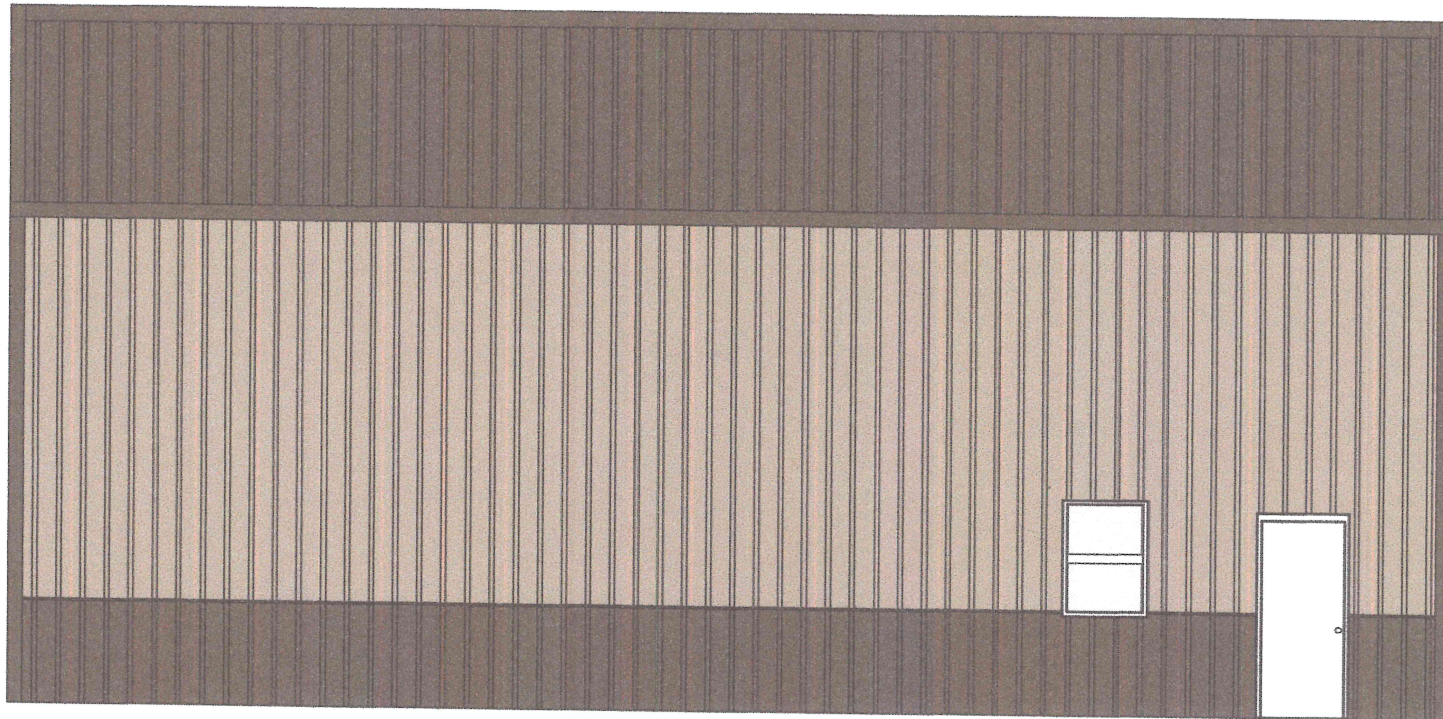


EAST SIDE-EAVE SIDE 2 ELEVATION



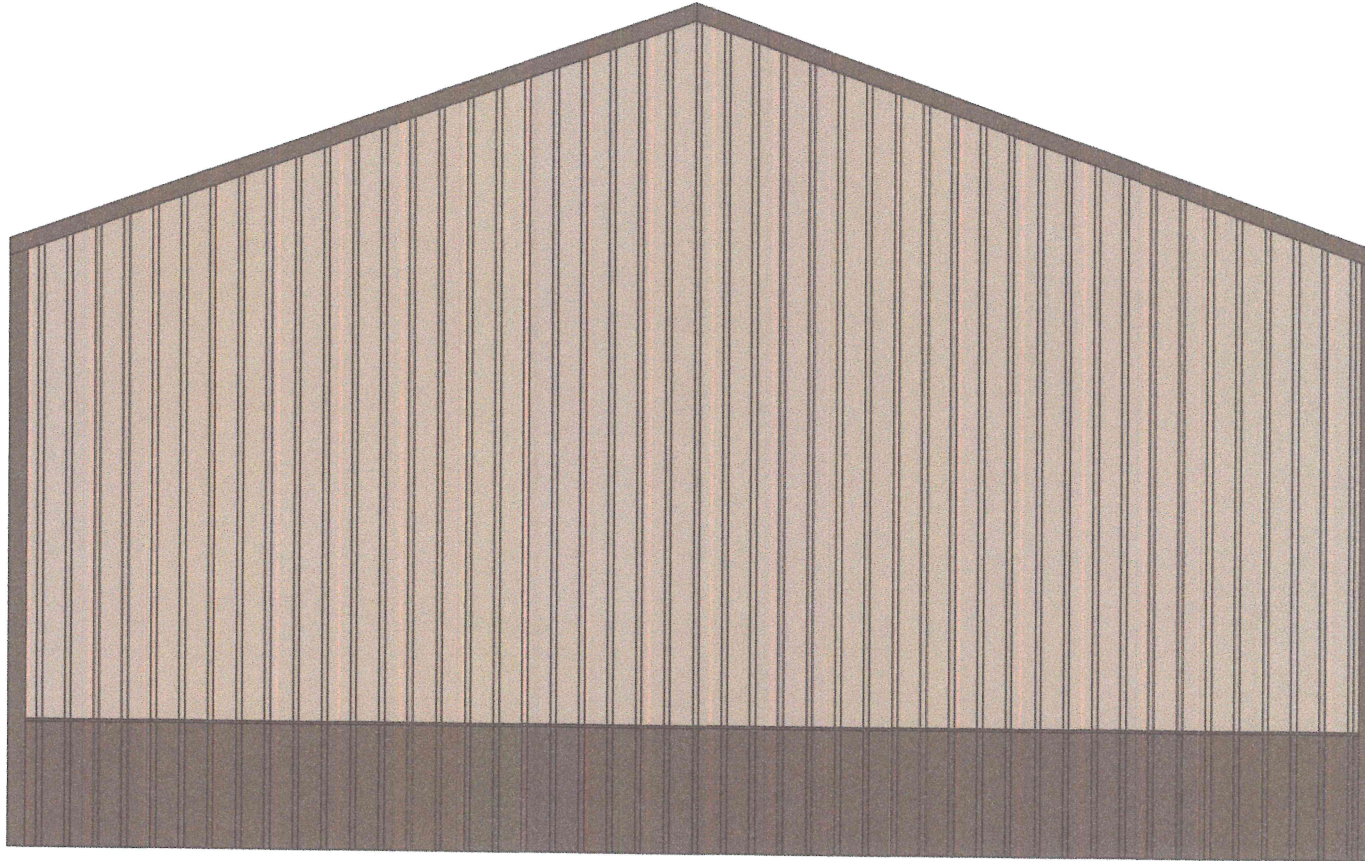


WEST SIDE-EAVE SIDE 1 ELEVATION





NORTH SIDE-GABLE SIDE 2 ELEVATION



John Sobiech (40X50 Shed)4.12Nooh
Estimate Number: 10552
2/15/2024