



Board of Zoning Adjustment Meeting Agenda

Date: Monday, September 8, 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 - August 11, 2025

IV. Unfinished Business

V. New Business

- A. **Public Hearing ZVR-2025-60729:** a variance request on the R-1 building setbacks for an existing structure under construction at 26 Bradford Drive; Parcel 16-25469-000; Applicant Kenneth Hagerty; Presented by Planner Hyatt
- B. **Public Hearing ZVR-2025-60757:** A variance request on the R-1 building setbacks for a proposed structure at 13 Coalburn Circle; Parcel 16-05343-000; Applicant Jarrett McClelland; Presented by Planner LaRue.

VI. Open Discussion

VII. Announcements

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

VIII. Adjournment



Board of Zoning Adjustment Meeting Minutes

August 11, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Vice-Chairman Farner 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: Daniel Ellis.

III. CONSIDERATION OF MINUTES

A. *Board of Zoning Adjustment Meeting Minutes – July 14, 2025*

On a motion by Ms. Klesen and a second by Mr. Sedberry, the July 14, 2025 minutes were approved by voice vote.

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.

1. Planner LaRue presented the staff report in the packet.
2. Staff recommends approval, however the sign must not be located in the right-of-way and the landscaping requirements must be met.
3. The applicant David Brown, was present to reiterate hardship and answer questions.
4. Vice-Chairman Farner opened the public hearing.
5. Vice-Chairman Farner closed the public hearing.
6. A motion to approve the variance with staff conditions was made by Mr. Sedberry and a second was made by Ms. Portillo.

Doug Farner - Y

JB Portillo - Y

Jack Wagnon - Y

Linda Lloyd - Y

Gail Klesen - Y

Clayton Sedberry - Y

Daniel Ellis -

Motion approved with six yes votes (6-0)

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.

1. Planner LaRue presented the staff report in the packet.
2. Discussion was held regarding the request.
3. The applicants, Heidi and Alan Jones, was present to reiterate hardship and answer questions.
4. Vice-Chairman Farner opened the public hearing.
5. Vice-Chairman Farner closed the public hearing.
6. Further discussion was held regarding the request.
7. A motion to approve the variance was made by Ms. Klesen and a second was made by Mr. Sedberry.

JB Portillo - N

Jack Wagnon - N

Linda Lloyd - N

Gail Klesen - N

Clayton Sedberry - Y

Doug Farner - N

Daniel Ellis -

Motion denied with one yes and five no votes (1-5)

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.

1. Planner Grady presented the staff report in the packet.
2. Staff recommends approval of the request so long as the applicant follows the approved plans within the application and comply with the sidewall height or seek an additional variance.
3. The architect, Ryan Foust was present to answer questions.
4. Vice-Chairman Farner opened the public hearing.
5. Vice-Chairman Farner closed the public hearing.
6. A discussion was held regarding the request.
7. A motion to approve the variance with staff recommendations was made by Mr. Sedberry and a second was made by Ms. Portillo.

Jack Wagnon - Y

Linda Lloyd - Y

Gail Klesen - Y

Clayton Sedberry - Y

JB Portillo - Y

Doug Farner - Y

Daniel Ellis -

Motion approved with six yes votes (6-0)

VI. OPEN DISCUSSION

- A. None.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Vice-Chairman Farner adjourned the meeting at 4:49 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 8TH DAY OF SEPTEMBER, 2025:

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

Gail Klesen, Secretary
Bella Vista Board of Zoning Adjustment



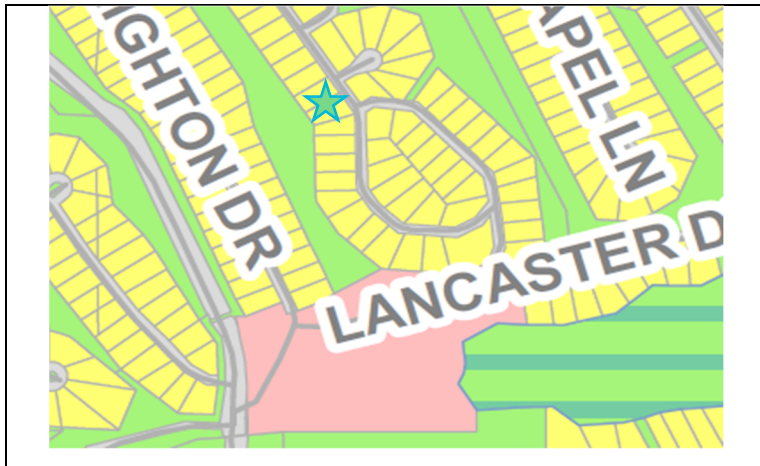
Meeting Information:

2483 Forest Hills Blvd
September 8, 2024 at
4:30pm

Reviewer:

Christopher Hyatt
Senior Planner

Project Number	ZVR-2025-60729
Applicant	Kenneth Hagerty
Address/Location	26 Bradford Drive
Current Zoning	R-1 Single Family Residential
Site Area	.27 acres
Nature of Request	Seeking a variance on Sec. 109-75(3)(a)



Zoning Map



Future Land Use Plan

Property Description

This property is located in the central area of Bella Vista City Limits near Lake Avalon and is located on Parcel #16-25469-000. Lot 14, Block 7. Radnor Subdivision.

Regulation

Zoning Code Sec. 109-75(3)(a) establishes a front setback from all property lines shall be 20 feet, unless otherwise stated on the subdivision plat.

Request

The applicant is requesting a variance from the 15 foot, platted, front setback for an existing structure that is currently under construction.

Background

Per the applicant's letter, the project was undergoing inspections beginning in early February. On March 5th, the property owner reached out to Carroll Electric regarding establishing power to the site. Carroll needed to see that the footers had been dug and they inspected on March 20th. After about eight weeks, the contractor began emailing Carroll regarding getting power established. Roughly four weeks later, Carroll let the contractor know that they were looking into establishing power and that they had been behind because of storms. On July 1st, Carroll responded with concerns on how close the structure was to the power line along Bradford. The contractor began looking further into it and discovered that the block wall was not within the platted setbacks for the lot.

Inspections had been on going with the footing and block wall passing on March 22nd and 24th. The project continued on receiving inspections for framing and received approval to insulate on July 8th. An agreement was worked out with Carroll Electric to move the power line to the other side of Bradford. The contractor then reached out to Planning and began the process for requesting a variance and obtaining an as-built, which confirmed the structure sits at roughly 7.5' from the front property line. Bradford Drive is labeled as a non-classified residential street per the Master Street Plan and is within a low-density residential area per the Future Land Use Plan. Staff finds that the setback obstruction is of the applicants doing, therefore the request is not meeting the three criteria for obtaining a variance.

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, August 20th, 2025 and posted a public hearing sign on the property on Friday, August 29th, 2025.

Recommendation

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

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.

Description of Property: 26 Bradford Drive – 16-25469-000 – Lot 14 Block 7 Radnor Subd.

Request: A variance due to the house foundation and house framed is over the designed setback and is closer to the road.

Chronicle of events:

Feb 10 GEC inspection pass – Kim Arnette

Feb 10 Building permit purchased

March 20 Footing Inspection – PASSED John Lesinski

Mar 22 Structural Footing PASSED John Lesinski

Mar 24 Block Wall PASSED John Lesinski

April 10 Structural slab/garage PASSED Bobby Zannini

June 11 Framing/MEP inspection FAILED Bobby Zannini

July 8th a reinspection FAILED by Bobby Zannini due to a I Joist top chord quarter inch cut by plumbing

July 8th Bobby Zannini gave permission to insulate the interior but not the crawl space until an engineer stamp was issued for the cut I joist

Further: March 5 Ken Haggerty, property owner went to Carroll Electric for Electrical Power. Carroll Electric will not issue to construction until they come and look at the footers and see that they have been dug. This inspection was on or about March 20.

At this time, Carroll Electric started an IN-HOUSE email back and forth within their offices about the house being too close to the power lines. But no one reached out to me.

I started emailing Carroll Electric field rep after about 8 weeks asking for power. He said they were running behind because of storms but would get back to me. After about 4 more weeks I emailed Carroll Electric, a guy named Justin, every other week and replies were “we are looking into it”. Again, no one told me an in-office dialogue was taking place concerning the power lines.

As you can see, many inspections took place by the city and the electric company. No concerns were voiced to me.

July 1, the supervisor with Carroll Electric called me and said this issue had been given to him and he asked had anyone contacted me regarding the power lines, I told him no. that I had send several emails begging for power, but no one had said there was an issue until he called me to say there was an issue.

I met with him and his supervisor, and they said they could move the power lines at my expense, but they would only do that if the city approved the variance. They will simply place a power pole on the opposite side of the road and then realign the power lines back to my side. I then went to Christopher Hyatt to see What I needed to do, and he gave me instructions to meet with you all and fill out all this paperwork and have my engineer to do an AS BUILT.

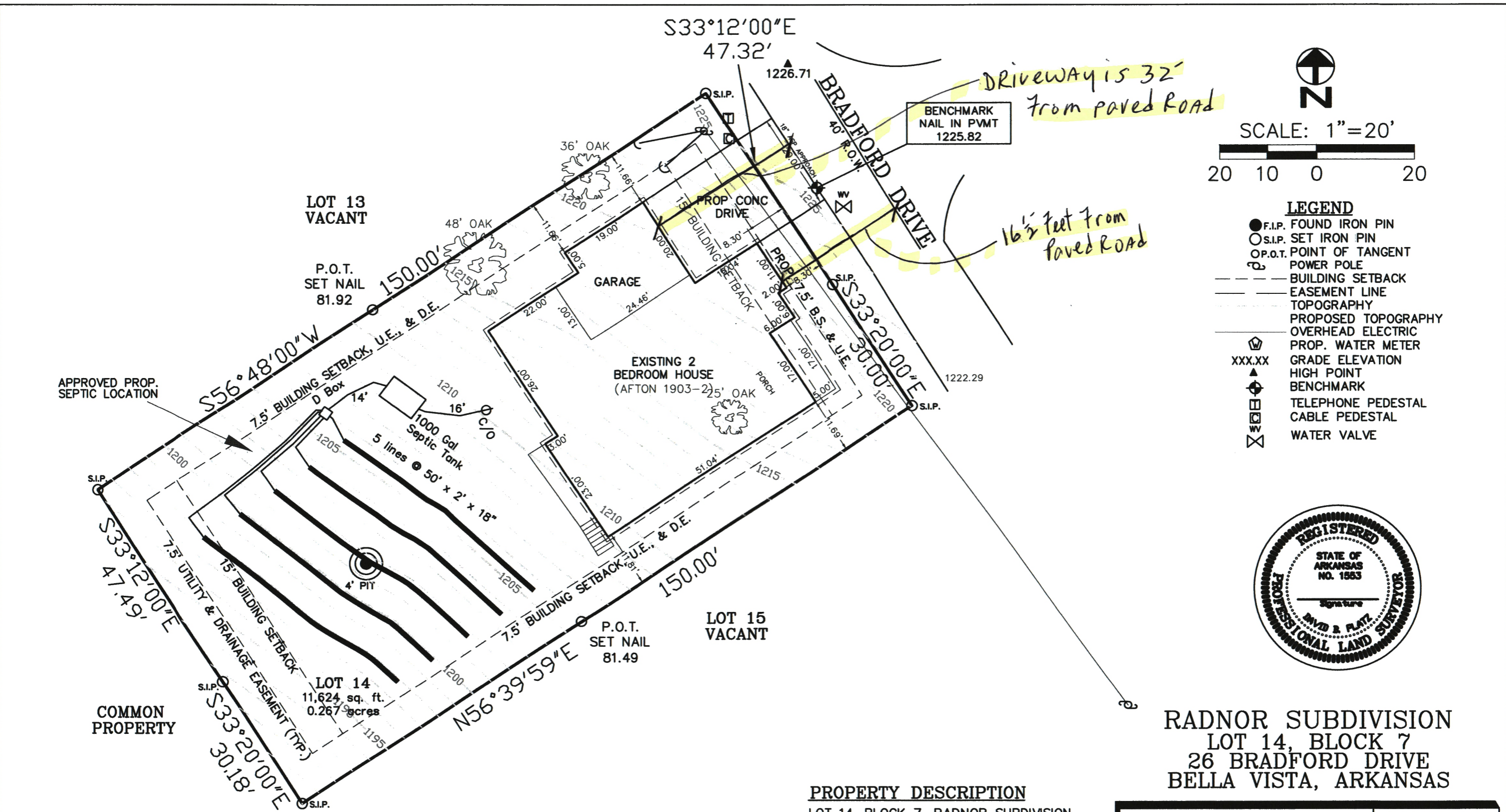
Simply put, my concrete guy, who has worked for me on commercial projects and many houses mistakenly input the wrong data into his equipment and the footer was dug too close to the road.

The driveway, as you can see on the AS BUILT is behind the front of the house and there is ample parking for two trucks in the driveway that do not impede vision up or down the road.

Further, I've had city inspectors, namely Fred to be concerned about setbacks and called me out on them and I've had David Platz come back and put more stakes up to prove I was not across boundaries. I've never had this to happen before, and I've built 88 houses in Bella Vista for different people.

I'm not here to blame anyone, it was Alliance Concrete that made the mistake, and he takes full responsibility for this. The house is framed, roofed, MEP and Insulation installed. We have \$280,000.00 invested so far. We humbly ask for a variance.

John Lightsey
JOHN LIGHTSEY
ASK CONSTRUCTION LLC



SCALE: 1"=20'

- LEGEND**
- F.I.P. FOUND IRON PIN
 - S.I.P. SET IRON PIN
 - P.O.T. POINT OF TANGENT
 - ⊕ POWER POLE
 - - - BUILDING SETBACK
 - - - EASEMENT LINE
 - - - TOPOGRAPHY
 - - - PROPOSED TOPOGRAPHY
 - OVERHEAD ELECTRIC
 - PROP. WATER METER
 - XXX.XX GRADE ELEVATION
 - ▲ HIGH POINT
 - ⊕ BENCHMARK
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CABLE PEDESTAL
 - ⊕ WATER VALVE



**RADNOR SUBDIVISION
LOT 14, BLOCK 7
26 BRADFORD DRIVE
BELLA VISTA, ARKANSAS**

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 23RD DAY OF JULY, 2025 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

PROPERTY DESCRIPTION

LOT 14, BLOCK 7, RADNOR SUBDIVISION
BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE SE ¼ OF THE SW ¼ OF SECTION 21, T-21-N, R-31-W.

LOT AREA: 0.267 ACRES

THE TAX PARCEL #: 16-25469-000

ZONING: RESIDENTIAL

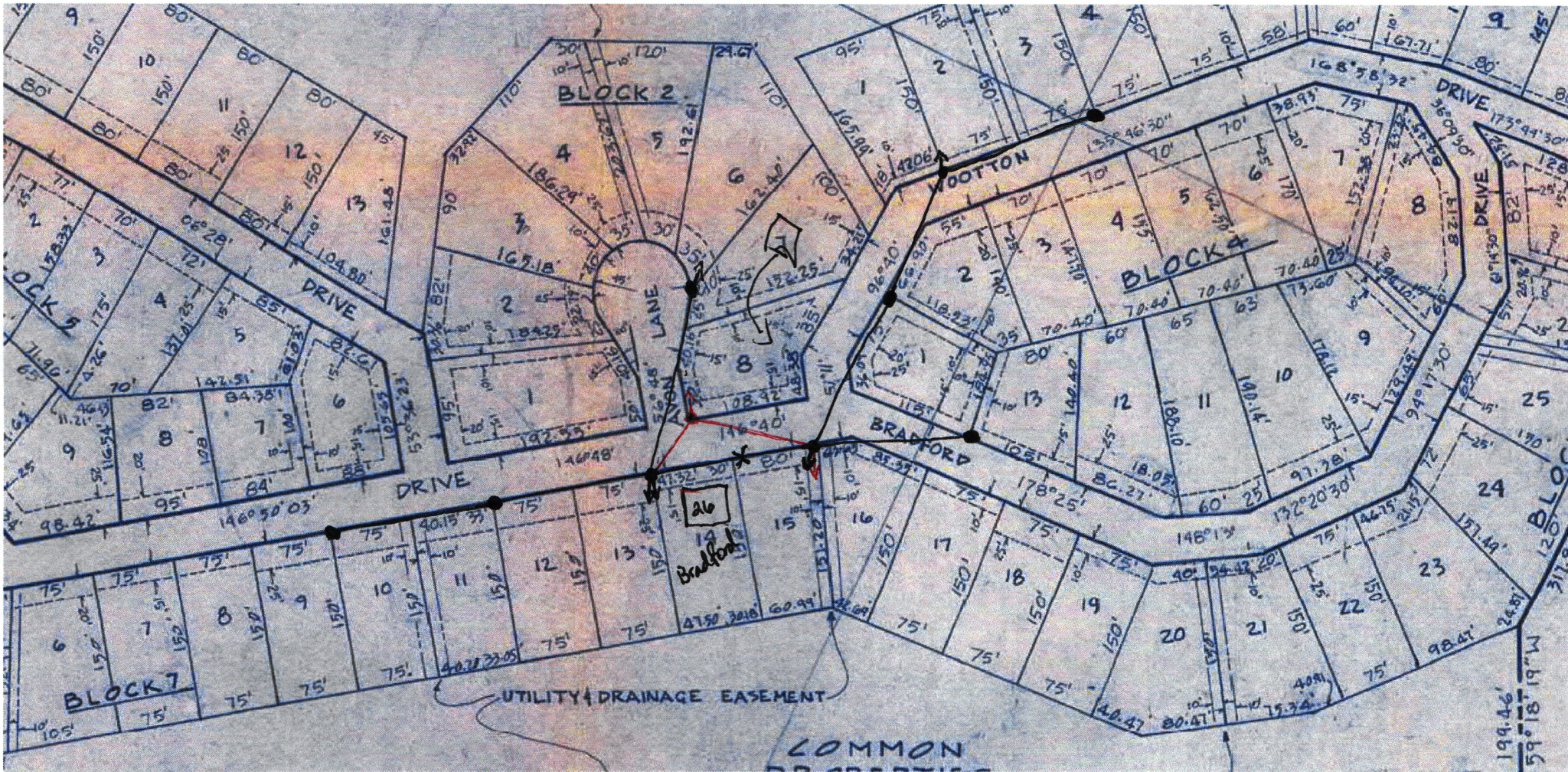
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

AS-BUILT SURVEY		REVISIONS	
		No.:	DATE:
OWNER: JOHN LIGHTSEY			
DRAWN BY: GP/DP		DATE: 10/2/24	
CHECKED BY: DP		JOB No.:	2024432
SCALE: 1"=20'		SHEET:	1



Aug.

26 BRADFORD DR.
From CARROLL Electric





Meeting Information:

2483 Forest Hills Blvd
September 8th, 2025 at
4:30 pm

Reviewer:

Conner LaRue,
Planner

Property Description

This property is located in western Bella Vista, on Parcel #16-05343-000. Lot 16, Block 7 of the Brigadoon Subdivision.

Regulation

Zoning Code Sec. 109-75(b)(3) requires a minimum front setback of 20' in the R-1 Zone.

Request

The applicant is seeking a variance on the R-1 Building Setback to provide a 15' front setback in lieu of the required 20'.

Background

The applicant is requesting a reduction of the R-1 front building setback from 20' to 15', in order to accommodate a three-bedroom house near the corner of Coalburn Circle and Coalburn Drive. An administrative variance may only approve the reduction of the setback to no less than the 20'. Being a corner lot, the platted setback runs along the entire curvature of the parcel, and would reduce the allowable depth of the house from 38' to 28'. The applicant has been working with Corbitt Environmental to design septic solutions for both setbacks, however no ADH permit has been issued. Coalburn Circle is classified as a residential street per the Master Street Plan, and is a neighborhood area according the Future Land Use Plan. Although the lot is .32 acres, the unique shape and minimum setbacks requirements for septic would reduce the allowable footprint of the home. A variance of the setback requirement would otherwise align with the spirit and intent of the R-1 district.

Public Comment

None at the time of this report.

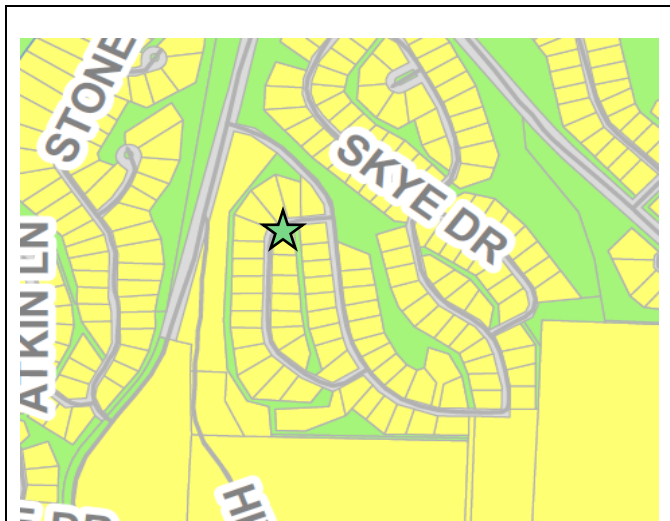
Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Democrat Gazette* on Sunday, August 24th, 2025 and posted a public hearing sign on the property on Friday, August 29th, 2025.

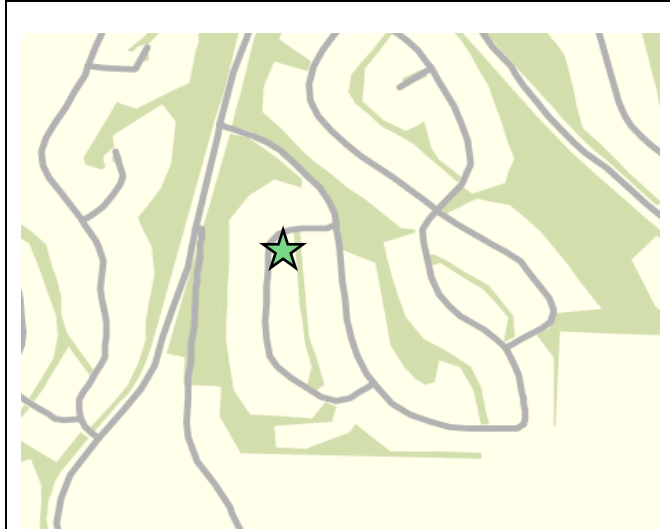
Recommendation

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

Project Number	ZVR-2025-60757
Applicant	Jarrett McClelland
Address/Location	13 Coalburn Circle
Current Zoning	R-1 Single Family
Site Area	0.32 acres
Nature of Request	Seeking a variance on Sec. 109-75(b)(3)



Zoning Map



Future Land Use Plan

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

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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.

To the Bella Vista Planning Commission:

We recently obtained parcel # 16-05343-000 Lot 16 Block 7 Brigadoon Sub. This is a beautiful corner lot off the south end of Loch Lomond. We purchased the property thinking there would be plenty of space to place our 3 bedroom home, but after more evaluation of the survey as well as the footprint that the septic system would need for the proper setbacks, we have had great difficulty with a standard 3 bedroom house that would fit the layout restrictions. The primary reason for the lot constraints is due to the nature of the shape of the lot being on a large radius corner and it having the 20' setback that follows that entire curvature. This particular lot being having an odd shape takes so much of the useable space out of play with this setback. We have worked with Corbitt Environmental to see how we could adjust some of the field lines to create the needed space for a house and we have attached Exhibit A for reference to see if we could request a variance according to this drawn layout. With the current 20' front setback the useable house footprint that is 55'x28. This creates an extremely shallow house. If we could adjust the front setback to 15' it would allow this plan that we have attached which has a 55'x37' footprint and would be a much more fitting plan than a narrow skinny house with the current 28' useful footprint. We want to be considerate of the cities requirements to find a good solution and we thank you for your time.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by the name 'JARRETT McLELLAND' in all caps.

As-provided Description (Book 91 Page 01804): Lot 16, Block 7, Brigadoon Subdivision, Bella Vista Village per recorded plat or plats and subject to the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declarations and Supplemental Declarations filed in connection therewith in the office of the Circuit Court Clerk and Ex-Officio Recorder.

Surveyor's Notes :

SN1. Except as specifically stated or shown on this plat, this 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 this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

SN2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone. Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

SN3. This plat represents a boundary and topographic survey of Parcel No. 16-05343-000.

SN4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

SN5. This survey is valid only if the drawing includes the seal and signature of the surveyor.

SN6. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.

SN8. By graphic scaling only, the surveyed tract lies entirely within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as established by the Flood Insurance Rate Map Number 05007C0055J, effective date September 28, 2007.

SN9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.

SN10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.

SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.

SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.

SN13. As of the date of this survey, the surveyed tract does not lie within delineated wetlands areas as shown by United States Fish and Wildlife Service National Wetlands Inventory, <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. No wetlands markers were observed in the course of this survey.

Record Documents used in this survey:

RD1. Record Plat of Brigadoon Subdivision, Blocks 1 thru 9 by James F. Gore, R.L.S. No. 93, dated May 7, 1985, recorded in Benton County Plat Record 8, Page 91, May 23, 1985.

RD2. Warranty Deed recorded in Benton County Book 91, Page 01804, Jan. 15, 1991, Grantee: Gary A. Lauffer & Gina L. Lauffer

RD3. Code of Ordinances City of Bella Vista, Arkansas, Version: Aug 28, 2024.

RD4. Bella Vista Village, Unit One Covenants and Restrictions dated May 18, 1965, recorded in Benton County Deed Book 373, Page 08.

Parcel is Zoned R-1 by City of Bella Vista, AR (RD3)

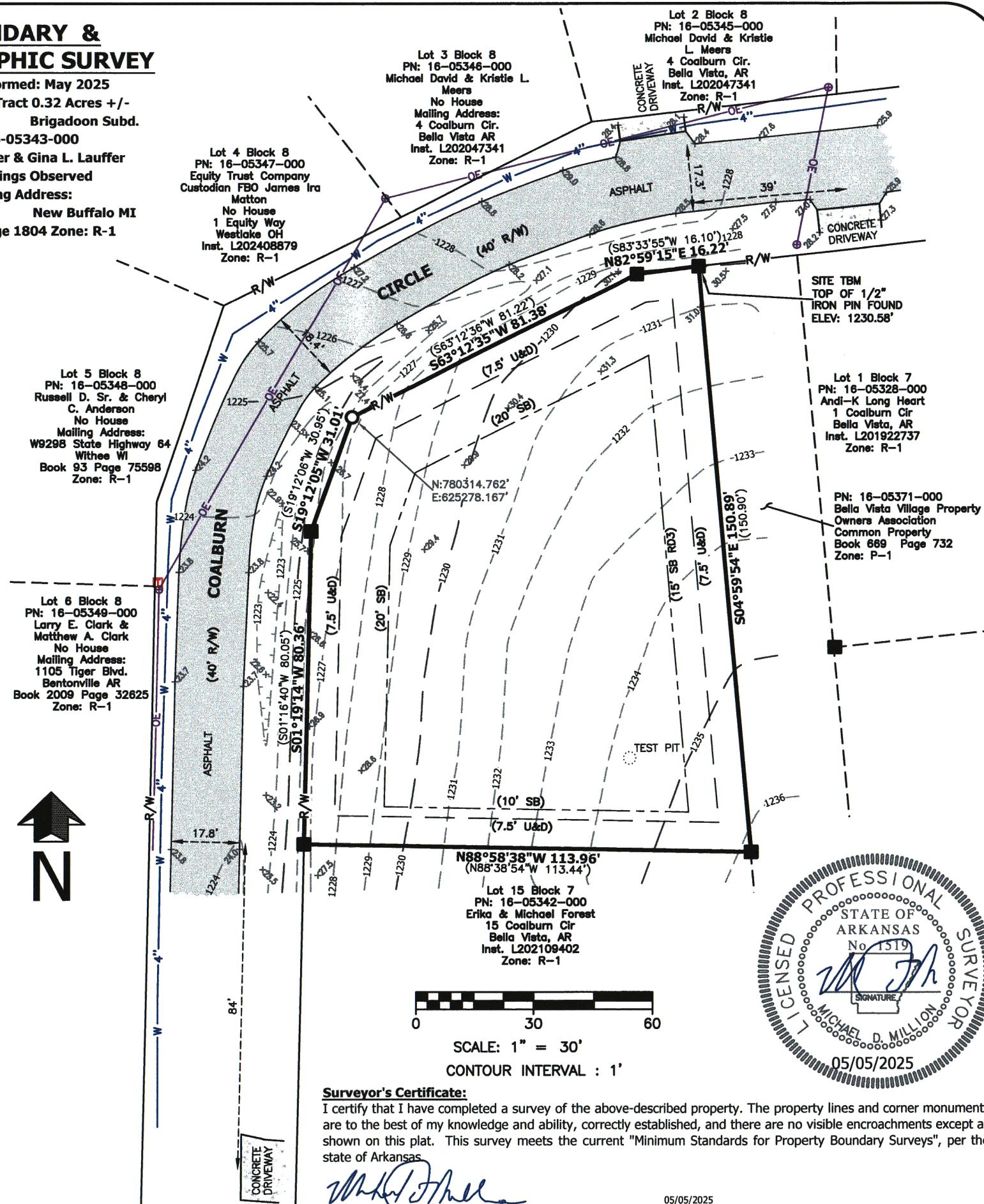
Sec. 109-75, (b) (3)

Setback requirements:

- Minimum front setback from all property lines shall be 20 feet, unless otherwise stated on the subdivision plat.
- A minimum side setback of 15 feet shall be established parallel to all street right-of-way lines.
- A minimum side setback of seven and one-half feet shall be established parallel to side property lines, unless otherwise stated on the subdivision plat.
- A minimum rear setback of 15 feet shall be established parallel to rear property lines, unless otherwise stated on the subdivision plat.

BOUNDARY & TOPOGRAPHIC SURVEY

Work Performed: May 2025
As-Surveyed Tract 0.32 Acres +/-
Lot 16 Block 7 Brigadoon Subd.
PN: 16-05343-000
Gary A. Lauffer & Gina L. Lauffer
No Buildings Observed
Mailing Address:
PO Box 220 New Buffalo MI
Book 91 Page 1804 Zone: R-1



Surveyor's Certificate:

I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas.

Michael D. Million
 Michael D. Million, P.L.S. No.1519, Arkansas

05/05/2025

Date

PLAT CODE: 500-21N-32W-0-36-130-04-1519

CURRENT SETBACKS

#	REVISION	DATE

Lot 16 Block 7
Brigadoon Subd.
City of Bella Vista,
Benton County, Arkansas

LEGEND

■	IRON PIN FOUND - IPF 1/2" IPF UNLESS NOTED
○	5/8" IRON PIN SET WITH PLS #1519 CAP
—	SURVEYED BOUNDARY
- - -	UTILITY & DRAINAGE (U&D) EASEMENT LINE
- - -	SETBACK LINE (SB)
()	RECORD INFORMATION RD1 UNLESS NOTED
— OE —	OVERHEAD ELECTRIC LINE
⊕	UTILITY POLE
⊕	TELECOM RISER
— W —	WATER LINE (SIZE NOTED)
ASPHALT	ASPHALT
CONCRETE	CONCRETE
R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
•	SPOT ELEVATION

MICHAEL D. MILLION
LAND SURVEYOR
 12 NEFFWOOD LANE, BELLA VISTA, AR 72715
 PHONE: (479) 571-0654

BELL CONSTRUCTION SOLUTIONS, LLC.
CHUCK BELL: (479) 366-0640
chuck.bell@bellconsolutions.com
 P.O. BOX 8
 CAVE SPRINGS, AR 72718
 PHONE: (479) 366-0640

DRAWN BY: MCW	SCALE: 1"=30'
FIELD CREW: STEVE	DWG: 2516.03
CHECKED BY: MDM/CEB	DATE: 05/05/2025
SHEET 1	OF 1

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SN1. Except as specifically stated or shown on this plat, this 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 this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

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SN3. This plat represents a boundary and topographic survey of Parcel No. 16-05343-000.

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SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.

SN8. By graphic scaling only, the surveyed tract lies entirely within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as established by the Flood Insurance Rate Map Number 05007C0055J, effective date September 28, 2007.

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SN10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.

SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.

SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.

SN13. As of the date of this survey, the surveyed tract does not lie within delineated wetlands areas as shown by United States Fish and Wildlife Service National Wetlands Inventory, <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. No wetlands markers were observed in the course of this survey.

Record Documents used in this survey:

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- RD3.** Code of Ordinances City of Bella Vista, Arkansas, Version: Aug 28, 2024.
- RD4.** Bella Vista Village, Unit One Covenants and Restrictions dated May 18, 1965, recorded in Benton County Deed Book 373, Page 08.

Parcel is Zoned R-1 by City of Bella Vista, AR (RD3)

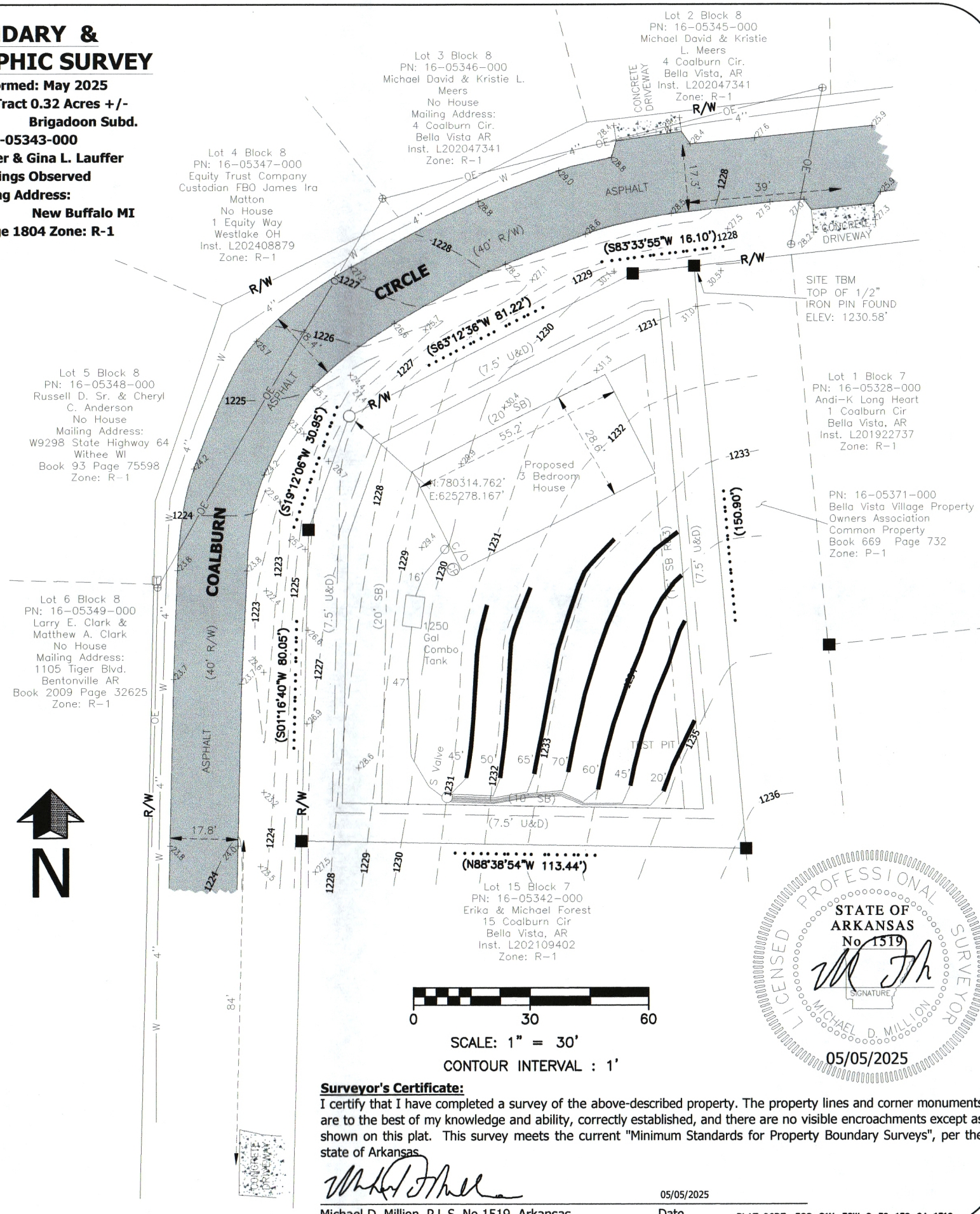
Sec. 109-75, (b) (3)

Setback requirements:

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- b. A minimum side setback of 15 feet shall be established parallel to all street right-of-way lines.
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- d. A minimum rear setback of 15 feet shall be established parallel to rear property lines, unless otherwise stated on the subdivision plat.

BOUNDARY & TOPOGRAPHIC SURVEY

Work Performed: May 2025
As-Surveyed Tract 0.32 Acres +/-
Lot 16 Block 7 Brigadoon Subd.
PN: 16-05343-000
Gary A. Lauffer & Gina L. Lauffer
No Buildings Observed
Mailing Address:
PO Box 220 New Buffalo MI
Book 91 Page 1804 Zone: R-1



55' x 28' HOUSE
 FOOTPRINT W/ 20' FRONT
 SETBACK + SEPTIC LAYOUT
 FOR 3 BDRM

#	REVISION	DATE

Lot 16 Block 7
Brigadoon Subd.
City of Bella Vista,
Benton County, Arkansas

LEGEND

■	IRON PIN FOUND - IPF
○	1/2" IPF UNLESS NOTED
○	5/8" IRON PIN SET WITH PLS #1519 CAP
---	SURVEYED BOUNDARY
---	UTILITY & DRAINAGE (U&D) EASEMENT LINE
---	SETBACK LINE (SB)
()	RECORD INFORMATION RD1 UNLESS NOTED
—OE—	OVERHEAD ELECTRIC LINE
⊕	UTILITY POLE
⊞	TELECOM RISER
—W—	WATER LINE (SIZE NOTED)
---	ASPHALT
---	CONCRETE
R/W	RIGHT-OF-WAY
TBM	TEMPORARY BENCHMARK
###	SPOT ELEVATION

MICHAEL D. MILLION
LAND SURVEYOR
 12 NEFFWOOD LANE, BELLA VISTA, AR 72715
 PHONE: (479) 571-0654

BELL CONSTRUCTION SOLUTIONS, LLC.
CHUCK BELL: (479) 366-0640
 chuck.bell@bellconsolutions.com
 P.O. BOX 8
 CAVE SPRINGS, AR 72718
 PHONE: (479) 366-0640

DRAWN BY: MCW	SCALE: 1"=30'
FIELD CREW: STEVE	DWG: 2516.03
CHECKED BY: MDM/CEB	DATE: 05/05/2025
SHEET 1	OF 1



Surveyor's Certificate:
 I certify that I have completed a survey of the above-described property. The property lines and corner monuments are to the best of my knowledge and ability, correctly established, and there are no visible encroachments except as shown on this plat. This survey meets the current "Minimum Standards for Property Boundary Surveys", per the state of Arkansas

Michael D. Million
 Michael D. Million, P.L.S. No.1519, Arkansas Date 05/05/2025
 PLAT CODE: 500-21N-32W-0-36-130-04-1519

As-provided Description (Book 91 Page 01804): Lot 16, Block 7, Brigadoon Subdivision, Bella Vista Village per recorded plat or plats and subject to the notes and other indicated restrictions, if any, on said plat or plats and subject to the conditions, covenants, reservations, easements, charges and liens reflected in the Declarations and Supplemental Declarations filed in connection therewith in the office of the Circuit Court Clerk and Ex-Officio Recorder.

SN1. Except as specifically stated or shown on this plat, this 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 this survey, building setback line, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

SN2. Basis of bearings: Arkansas State Plane Coordinate System, North Zone. Vertical Datum: North American Vertical Datum of 1988 (NAVD88).

SN3. This plat represents a boundary and topographic survey of Parcel No. 16-05343-000.

SN4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

SN5. This survey is valid only if the drawing includes the seal and signature of the surveyor.

SN6. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.

SN7. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title or title commitment were furnished the surveyor. There may exist other documents which may affect this parcel.

SN8. By graphic scaling only, the surveyed tract lies entirely within Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as established by the Flood Insurance Rate Map Number 05007C0055J, effective date September 28, 2007.

SN9. The location and/or existence of utility service lines to the property surveyed are shown hereon or unknown.

SN10. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts which an accurate and current title commitment may disclose.

SN11. All building, surface and subsurface, improvements on and adjacent to the site are not necessarily shown.

SN12. No investigation concerning environmental and subsurface conditions, or the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as a part of this survey.

SN13. As of the date of this survey, the surveyed tract does not lie within delineated wetlands areas as shown by United States Fish and Wildlife Service National Wetlands Inventory, <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. No wetlands markers were observed in the course of this survey.

Record Documents used in this survey:

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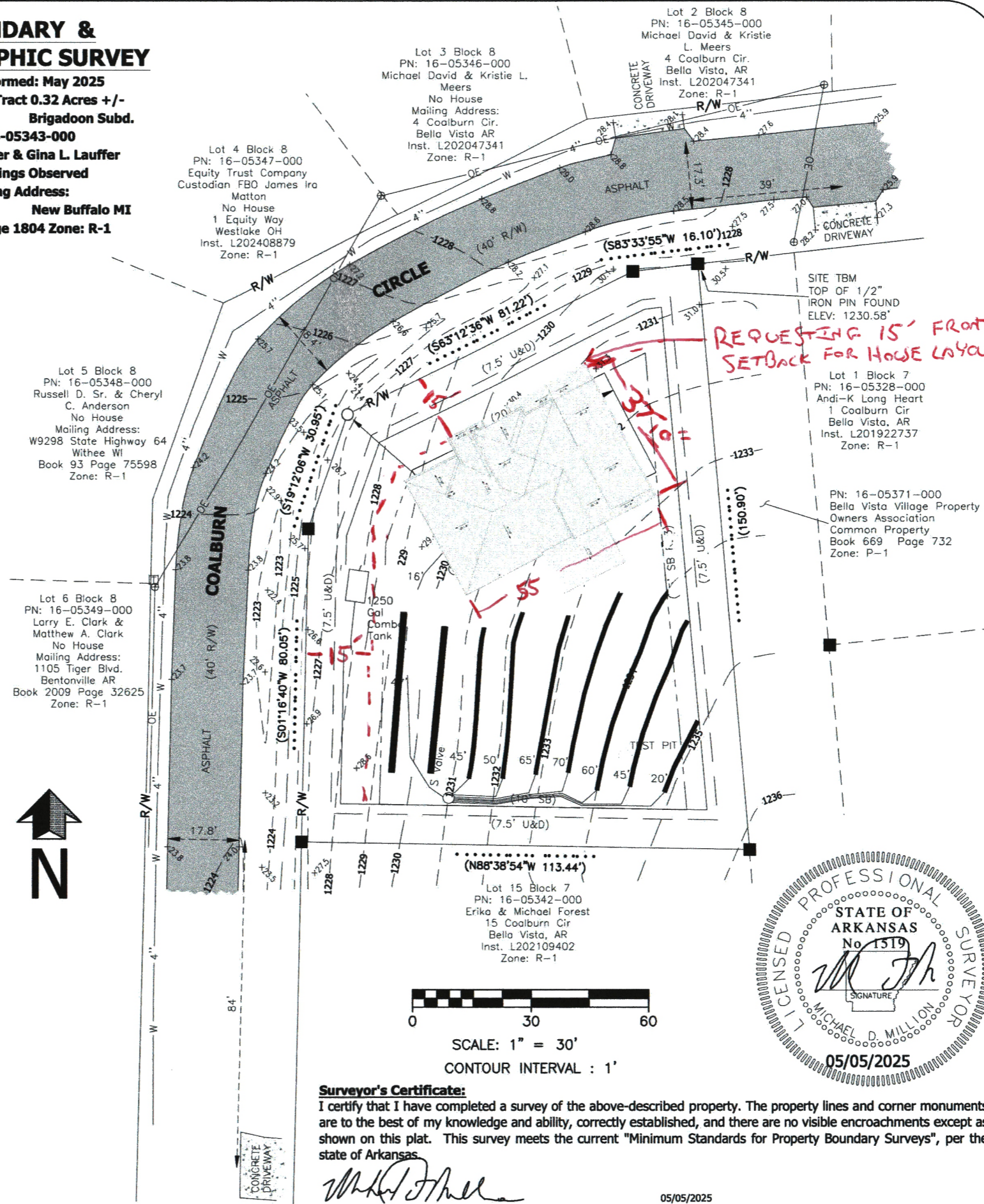
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REQUESTING 15' FRONT SETBACK FOR HOUSE LAYOUT

#	REVISION	DATE

Lot 16 Block 7
Brigadoon Subd.
City of Bella Vista,
Benton County, Arkansas

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