



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **August 27, 2024**
Project: **335 S Barrington Rd**
Setback Request
Planner: Brad Spurlock

AGENDA ITEM **PH2, BOZA2** VARIANCE REQUEST

335 S Barrington
Parcel #: 830-37630-001

SUMMARY: The applicant is requesting a variance on setback requirements located at 335 S Barrington Rd. The property is located on 1.43 acres.

CURRENT ZONING: C-2, (General Business)

PROPOSED USE: C-2, (General Business)

CITY WARD: 2 – Larry Ardemagni & Daniel Montez

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Washington Water Authority

Sewer: City Sewer

Electric: Ozarks Electric

Cable: Cox Communications

Phone: AT&T

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS:

The owner of the property, Tontitown Winery, LLC, is requesting a setback variance request to install a building on the west side of the property for storage. This is different request as this property is adjacent to a residential zoned property to the west and therefore enacts our "Triggering Property" code, which the setbacks are doubled based on these criteria.

153.262 POWERS AND DUTIES

The Board of Zoning Adjustment shall have all the powers and duties prescribed by law and by these regulations, which are more particularly described as follows:

(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. A variance from the terms of these zoning regulations, shall not be granted by the Board of Zoning Adjustment unless and until:

(1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district; that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations; that special conditions and circumstances do not result from the actions of the applicant; and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

STAFF ANALYSIS: The proposed location of the building on the submitted information does not show any unusual physical limitations to the property. There is a tree in which the owners want to preserve for landscaping and integrity of the property.

(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

STAFF ANALYSIS: The existing site use is commercial and the conditions are sufficient grounds to approve the variance request.

(3) The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.

STAFF ANALYSIS: The variance the staff has reviewed has determined the setback required is a minor variance.

(4) The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

STAFF ANALYSIS: Granting of this variance request will be in general harmony with the zoning regulations since a setback is being adhered to. Granting of this variance will not be injurious to the neighboring property since the neighboring property is not developed.

(5) In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. 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 these regulations.

STAFF ANALYSIS: The granting of this variance will be upheld by the Building Inspection to ensure the swimming pool is not constructed closer to the property line than approved in the variance.

(6) Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use

expressly, or by implication, prohibited by the terms of these regulations in said district.

STAFF ANALYSIS: Per the Code 153.140, accessory buildings/uses are permitted in all residential zones. The accessory building/use will conform to the location, size and height requirements set forth in Code 153.141.

Streets:

This property has direct access to N. Barrington Rd.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project, additionally, a sign was placed on the property. Neighbor to west will be providing a letter to commission stating no objection. No other objections have been presented to Planning staff.

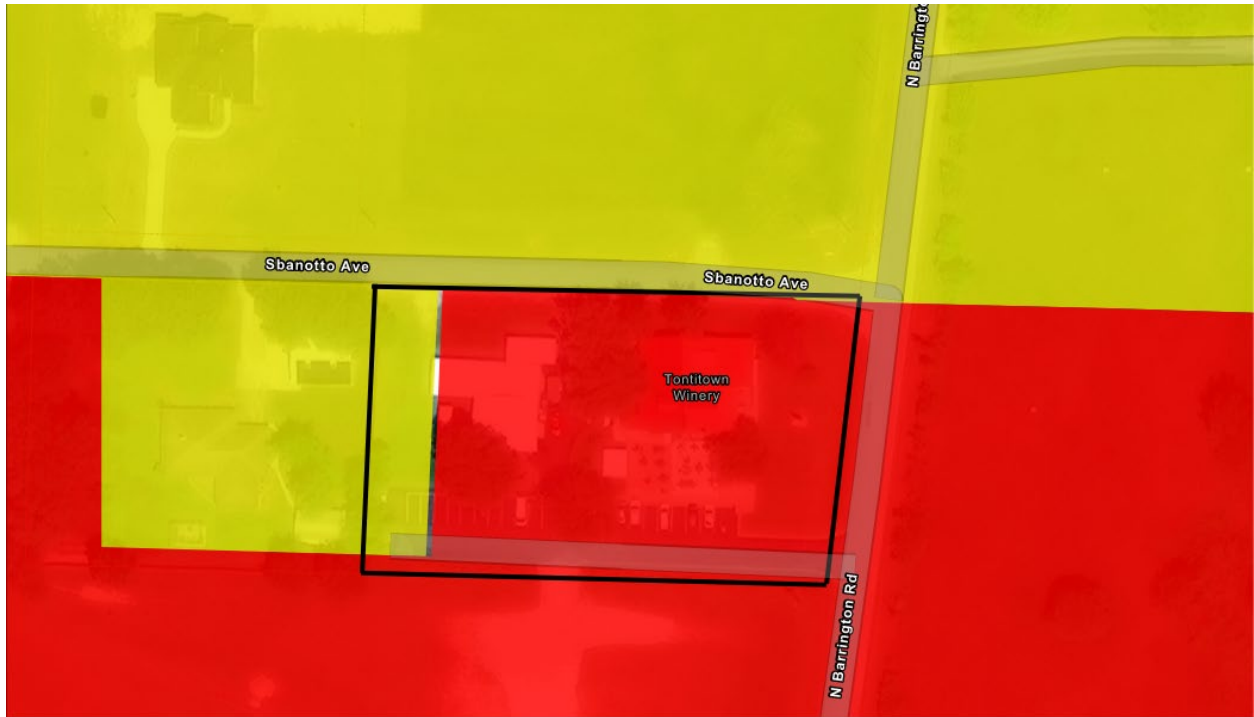
STAFF FINDINGS: *Per City Code 153.262, "a literal enforcement of the provisions of the regulations do result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved." Due to the existing site conditions that are peculiar to the site that include site topography, existing utility and residence location, mature trees and lot size, only one location on the project site can accommodate the desired accessory building/use. Granting this variance would not afford the landowner a special privilege. Granting of this variance will not be injurious to neighboring properties.*

STAFF RECOMMENDATIONS:

Staff recommends the approval of the variance request to vary from the required setback.



Figure 1: Vicinity Map



TontitownZoning

R-3 (Single Fam Res. 9,600 sq ft min lot size)
 C-2 (General Commerical) Parcels_WashingtonCounty

Figure 2: Current Zoning Map

Category	C-2
Name	General Commercial
Setbacks for 1 & 2-Story Structures -Setbacks may vary when adjacent to "Triggering Property" based on § 153.214.	
Front setback residential	25'
Front setback non-residential	25'
Side setback non-residential	10'
Rear setback non-residential	25'

Figure 3: Setback requirements

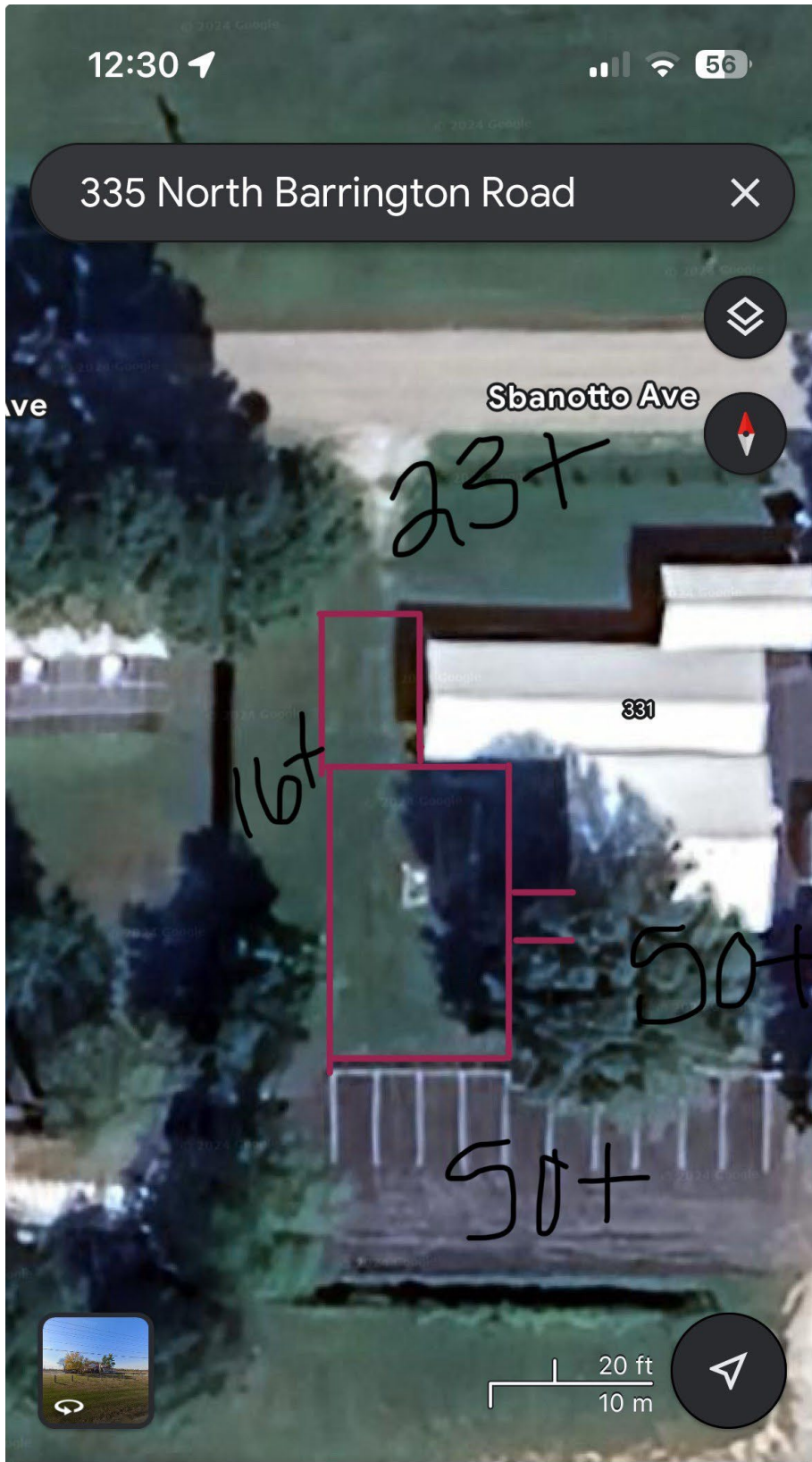


Figure 4: Setback rendering