



CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

*113 W. Mountain St.  
Fayetteville, AR 72701*

## **Board of Adjustment Agenda**

**Monday, June 2, 2025**

**3:45 PM**

**City Hall Room 219**

### **Members**

*Caroline Fox (Exp. 03/27)*

*Erin Adkins-Oury (Exp. 03/27)*

*Jason Young (Exp. 03/28)*

*Jennifer Keys (Exp. 03/27)*

### **City Staff**

*Senior Planner - Gretchen Harrison*

*Development Review Manager - Jessie Masters*

*Hannah Hungate - Assistant City Attorney*

## Zoom Information

**Webinar ID:** 846 5060 6067

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_s8Q\\_HIRPTHiJr6qSi5eLmw](https://fayetteville-ar.zoom.us/webinar/register/WN_s8Q_HIRPTHiJr6qSi5eLmw)

## Call to Order

## Roll Call

Approval of the April 7, 2025 Board of Adjustment Meeting Minutes.

## Unfinished Business

## New Business

**1. BOA-2025-0009: Board of Adjustment (615 N. WALNUT AVE/MCCABE, 446):**

Submitted by MARGARET SOVA MCCABE for property located at 615 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is for a variance to setback requirements.

Planner: Wesley Frank

**2. BOA-2025-0010: Board of Adjustment (936 N. WILLIS AVE/SOUTH CS APARTMENTS LLC, 444):**

Submitted by JORGENSEN & ASSOCIATES for property located at 936 N. WILLIS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 8.12 acres. The request is for a variance to lot width requirements.

Planner: Wesley Frank

**3. BOA-2025-0011: Board of Adjustment (221 E. LAFAYETTE ST/ROSE, 485):**

Submitted by JAMES AND JUSTINE ROSE for property located at 221 E. LAFAYETTE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.16 acres. The request is for a variance to setback requirements.

Planner: Gretchen Harrison

**Announcements****Adjourn****NOTICE TO MEMBERS OF THE AUDIENCE**

*All interested parties may appear and be heard at the public hearings. A copy of the proposed amendments and other pertinent data are open and available for inspection in the office of City Planning (479-575-8267), 25 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.*

*Interpreters or TDD (Telecommunication Device for the Deaf) are available for all public hearings; a 72-hour notice is required. For further information or to request an interpreter, please call 479-575-8330.*

*As a courtesy, please turn off all cell phones and pagers.*

## Board of Adjustment - Monday, April 7, 2025

<b>Time:</b>	In: 3:45 PM	Out: 5:16 PM				
<b>Staff :</b>						
			<input checked="" type="checkbox"/>	Jessie Masters, Development Review Manager		
			<input checked="" type="checkbox"/>	Gretchen Harrison, Senior Planner		
			<input checked="" type="checkbox"/>	Donna Wonsower, Planner		
			<input type="checkbox"/>	Wesley Frank, Planner		
			<input type="checkbox"/>	Blake Pennington, Sr Assistant City Attorney		
			<input checked="" type="checkbox"/>	Hannah Hungate, Assistant City Attorney		
	<b>Roll Call</b>	<b>1) Chair &amp; Vice Chair Vote</b>	<b>2) Meeting Minutes 3-3-2025</b>	<b>3) BOA-2025-0002 (GLENWOOD PARK)</b>	<b>4) BOA-2025-0006 (THE GODDARD SCHOOL)</b>	<b>5) BOA-2025-0007 (PINO &amp; ROSENGARDEN)</b>
<b>Fox</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Adkins-Oury</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Keys</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Young</b>	<b>1</b>		<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Agenda</b>			<b>Consent</b>	<b>Old</b>	<b>New</b>	<b>New</b>
<b>Motion To:</b>			Approve	Approve	Approve	Approve
<b>Motion By:</b>			Adkins-Oury	Fox	Fox	Fox
<b>Seconded:</b>			Keys	Adkins-Oury	Keys	Young
<b>Vote</b>			4-0-0	4-0-0	0-4-0	4-0-0
<b>Notes</b>		Adkins-Oury: Chair Jason Young: Vice Chair				
<b>Public Comment:</b>			0	0	0	0



**TO:** Board of Adjustment

**THRU:** Jessie Masters, Development Review Manager

**FROM:** Wesley Frank, Planner

**MEETING DATE:** June 2, 2025

**SUBJECT:** **BOA-2025-0009: Board of Adjustment (615 N. WALNUT AVE./MCCABE, 446):** Submitted by MARGARET SOVA MCCABE for property located at 615 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is for a variance to setback requirements.

**RECOMMENDATION:**  
Staff recommends approval of **BOA-2025-0009**.

**RECOMMENDED MOTION:**  
*"I move to approve **BOA-2025-0009**."*

**BACKGROUND:**  
The subject property is in central Fayetteville, ¼ mile east of South College Avenue. The property contains one single-family dwelling unit that County records indicate was developed in 1936; additionally, the property has a developed accessory structure. The property is not located in an overlay district. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:  
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre

**DISCUSSION:**  
*Request:* The applicant has submitted a residential building permit to convert an existing, non-conforming structure on the property into an accessory dwelling unit (RESI-2025-0220). The structure is currently encroaching into the side setback and, as outlined in UDC § 164.12(A)(11), the applicant seeks to bring this structure into compliance by seeking approval from the Board of Adjustment prior to completing the renovation. Further expansion of the structure’s footprint will also occur outside of the setback encroachment.

**Table 2:  
Variance Request**

Variance Issue	Requirement	Proposal	Variance
Side setback	5' setback	1' and 10" setback	3' and 2" encroachment

Public Comment: Staff has received two comments in support of of the variance request.

**RECOMMENDATION:** Staff recommends approval of BOA-2025-0009. Should the Board choose to approve this item, staff recommends the following conditions:

**Conditions of Approval:**

1. Approval of this variance is limited to the applicant’s request as described in this report, and
2. Approval of this variance does not grant approval of or entitlement to any other zoning or development variances or to any necessary permits.

<b>BOARD OF ADJUSTMENT ACTION:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Tabled
<b>Date:</b> <u>June 2, 2025</u>
<b>Motion:</b>
<b>Second:</b>
<b>Vote:</b>

*City Plan 2040 Future Land Use Designation: Residential Neighborhood Area*

**FINDINGS OF THE STAFF**

**§156.02. ZONING REGULATIONS.**

Certain variances of the zoning regulations may be applied for as follows:

**B. Requirements for Variance Approval.**

1. Where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration; and

**Finding:** Staff finds that the applicant does not meet the criteria for undue hardship. The accessory structure was built approximately in 1980, according to satellite images. The RSF-4 zoning district that the property is now had its side setback requirements to 5 feet (ORD 5224), which rendered the accessory structure legal nonconforming.

The property owner could come into compliance by developing a 450 sq. ft ADU or relocating the existing structure in another location on the property that meets setback requirements as nothing appears to prevent compliance. A City sewer line does cross through the rear of the property; however, there

appears to be enough space to still build an ADU that meets zoning requirements. Accessory dwelling units are not required to be built on a property.

With that, staff does recognize the effort by the applicant who is attempting to utilize an existing structure while acknowledging setback requirements by having the addition built in such a way that does not worsen the current situation. While arguably granting the variance may result in an accessory dwelling unit that could be used by the applicant, staff does not find any hardship to justify the variance to the requirement.

2. Where the applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance.

**Finding:** Staff finds that granting this variance would be in keeping with the spirit and intent of the zoning ordinance. The RSF-4 zoning district is designed to permit and encourage the development of low-density detached dwellings in suitable environments. The 5-foot side setback of this zoning district is intended for both safety, uniformity with nearby dwellings, and privacy.

There exists sufficient safety access to the structure as there is nothing hindering that access to the structure from any other point. The principle dwelling also blocks the view of the nonconforming accessory structure from the street preserving that uniformity. Staff finds that approval of this variance would allow the applicant to redevelop the nonconforming structure into an accessory dwelling unit on the property.

**C. Minimum Necessary Variance.** The Board of Adjustment may only grant the minimum variance necessary to make possible the reasonable use of the applicant’s land, building or structure.

**Finding:** Staff finds that the requested variance is necessary to make reasonable use of the applicant’s existing structure.

**D. Special Conditions.** In granting a zoning regulation variance, the Board of Adjustment may impose whatever special conditions found necessary to ensure compliance and to protect adjacent property.

**Finding:** Should the board choose to approve the variance; staff has recommended conditions of approval as outlined above.

**E. Non-permitted Uses.** The Board of Adjustment may not grant, as a variance, any use in a zone that is not permitted under the zoning ordinance.

**Finding:** None is requested.

**BUDGET/STAFF IMPACT:**  
None

**ATTACHMENTS:**

- Unified Development Code
  - §161.07, District RSF-4, Residential Single-Family - Four (4) Units Per Acre
- Request Letter
- Site Plan
  - On site pictures
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

**161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre**

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet

Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.



April 20, 2025

City of Fayetteville, via CSS Online Portal  
ATTN: Board of Adjustment

Re: Request for Setback Variance, 615 N. Walnut Avenue and 615 B N. Walnut

Dear Chair Adkins-Ouray:

This request for a zoning ordinance variance is submitted under City of Fayetteville Code (Code) 156.02(B). More specifically, I am requesting a variance from Code 161.07(E), relative to the five-foot side setback. I have attached in PDF a description of the property, a survey of the property, and the list of abutters who will receive notice of this application.

I offer the following additional information in support of my request:

The property is 615 North Walnut Avenue<sup>1</sup>, an approximately 9,689 square foot lot zoned RSF-4 with a home and “studio” building (a 10 x 30 structure with a large room and attached storage room) currently located on it. I am proposing to convert the existing 300-foot studio, which is currently located within the side lot setback, to a 450-square foot accessory dwelling unit (ADU) consistent with Code 164.19. The 450-square foot plan does not require parking, though the driveway can currently accommodate several cars. The additional square footage will be added towards the interior of the lot, not along the side lot line to not expand the existing non-conformity. Below addresses each of the four criteria noted in the online variance application:

*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.*<sup>2</sup>

- The special conditions and circumstances include that the studio is well-established on the lot. Demolishing the current structure to create a new ADU that complies with the setback would alter the property’s current character and configuration, which are best maintained by using the existing location of the 300-square foot studio – the interior of which will be renovated, allowing the exterior location and design to remain.
- If other district properties have similar existing structures and the owner wished to convert them to an ADU I believe the intent of Code 164.19 would likely support granting similar variances. Granting of variances like this one avoid disrupting the current visual appeal of the neighborhood while increasing the housing stock and allowing more efficient use of existing City infrastructure.

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<sup>1</sup> The City has also issued the address 615B N. Walnut Avenue in response to the building permit request for the studio.

<sup>2</sup> This information is also meant to be responsive to the Code 156.02(A) “strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration.”

- Demolishing the existing structure rather than renovating it would substantially disrupt the property's use and character by requiring significant site work on the property and reconfiguration beyond what is reasonable for the addition of the proposed 150 square feet that does not extend the non-conforming setback beyond the studio's current footprint.
- Of the two portions of the studio, the main room is 2.2 feet from the property line and the storage room for the studio is 3.2 feet from the property line. This illustrates a limited setback, but a setback, nonetheless. The new 150-square feet would not alter this configuration.

*That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.*

- The other properties in this district appear to have a mix of setbacks for outbuildings. If this were a completely new structure, then compliance would not be an issue. However, here literal application would create both economic waste (demolition of a salvageable structure rather than rehabilitation of it) and environmental disruption (movement of a foundation that has been in existence for quite some time). Similarly, it would frustrate the purpose of Code 164.19 for the reasons noted above.

*That the special conditions and circumstances do not result from the actions of the applicant.*

- As city property records illustrate, the studio has been in its current location for quite some time (at least 21 years, the earliest visual public records). I purchased the property with the studio in its current location and with the intent of adding 150-feet towards the interior of the lot rather than requesting that we extend the non-conforming structure further along the side lot line. My realtor inquired with the City and we were advised a variance might be necessary, but that it depended on the ADU plan (which has been presented for permitting and is pending this request).

*That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.*

- There is no special privilege granted to the applicant by this variance. As an older neighborhood, it appears that there are likely similar structures or setbacks that were established long ago. Additionally, with Fayetteville's emphasis on using our current property resources to facilitate new living space in older neighborhoods this request is consistent with the city's goals for affordable property enhancement that increases housing stock within current infrastructure (it minimizes disruption to the neighborhood's character, while adding new features that are largely conforming).

Additionally, the following information and submitted documents demonstrate that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance because<sup>3</sup>:

- It allows for a multi-generational property consistent with Code 164.19. In my circumstances, the ADU is being built for my adult son who is neurodiverse. He works in Fayetteville and strives for independence, which this property configuration will offer.

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<sup>3</sup> This information is intended to be responsive to Code 156.02(B).

Additionally, his presence on the property offers me flexibility because he will ensure the property is secure and maintained when I am away.

- It allows for a minimum disruption to the current configuration of the property, retaining the traditional sightlines from the street, structure elevation, and character of the neighborhood as well as the property's place in that neighborhood.
- It avoids owner financial hardship and extensive disruption to the property that would be compelled by demolishing and relocating the ADU within the setbacks.

As shown on the attached recent survey, the property is conforming in all other respects and the conversion of the studio to an ADU will likewise be conforming, except for the current structure's location.

Notice to abutters and signage will be comply with City Code. If additional information is needed by the Board, I will provide it as requested. I look forward to the next steps in the process and hope that this request can be heard on June 2, 2025.

Sincerely,



Margaret Sova McCabe

**Notice to Abutters**  
**Request for Variance from RSF-4 Side Set Back**  
**Related to Conversion of Studio to ADU for Multi-Generational Property**

You are receiving this notice because the City of Fayetteville identifies you as an owner/occupant of property within 200 feet of 615 North Walnut Avenue. This notice provides a description and details of the request. Please feel free to contact me at [msm261@gmail.com](mailto:msm261@gmail.com) or 603-630-7969 should you have any questions. The place to review the materials on file with the City is noted below.

***Project Description. Brief written description of the project or request, project type, and location.***

This project proposes to modify a pre-existing 300-square foot “studio” (with electricity and finished for daily use but not water or sewer) into a 450-square foot accessory dwelling unit (ADU) so that the property becomes suitable for multi-generational living. The 300-square foot “studio” is nonconforming because its side set back is ranges from 2.2 to 3.2 feet rather than the required five (5). The 150-square foot addition will extend to the interior of the property, rather than extending the non-conforming side further along the lot line.

***Use. The proposed use of the property.***

Residential, converting 300-square foot studio to 450-foot ADU.

***Zoning. Current zoning.***

RSF-4.

***Size. Acreage of project.***

Lot size is approximately 9,689.

***Density/Intensity. Include number of residential units and/or square feet of nonresidential use(s), as applicable.***

No change to primary dwelling. ADU is proposed to total 450-square feet after renovation of the existing 300-square foot studio.

***Public Hearing. Time, date, place, and location of public hearing.***

**3:45 PM June 2, 2025**, Room 219, City Hall, Fayetteville

***Name. The property owner's and/or the developer's name.***

Margaret Sova McCabe, Trustee  
Margaret Sova McCabe Revocable Trust

***Review Location.***

City of Fayetteville Planning Division, 479-575-8267, 125 W. Mountain Street, Fayetteville, AR 72701. Monday-Friday 8AM-5PM.

Sincerely,



Margaret Sova McCabe



**Frank, Wes**

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**To:** Planning Shared  
**Subject:** RE: Public Comment for BOA-2025-0009 (615 N. WALNUT AVE)

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**From:** Nick Castin <[ncastin@gmail.com](mailto:ncastin@gmail.com)>  
**Sent:** Tuesday, May 20, 2025 2:29 PM  
**To:** Planning Shared <[planning@fayetteville-ar.gov](mailto:planning@fayetteville-ar.gov)>  
**Subject:** Public Comment for BOA-2025-0009 (615 N. WALNUT AVE)

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Re: BOA-2025-0009**

Hi there!

My wife and I recently moved into a home on a tandem lot within 200 feet of the subject property (615 N. WALNUT AVE). We are in support of granting the variance. The building already exists, and the plan to expand it by 150 sqft to make it a fully-functional ADU is a great example of gentle density in an RSF-4 neighborhood. The building extension will not be built along the property line, so it will not encroach further into the setback. We're also well aware that our current home may not have been allowed to be built had neighbors opposed it, so we wanted to be sure to write a letter of support.

Thank you!  
Nick and Meredith Castin  
605 N Walnut Ave

## Frank, Wes

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**From:** cathy voight <mabelandjean@gmail.com>  
**Sent:** Tuesday, May 27, 2025 11:55 AM  
**To:** Masters, Jessica  
**Cc:** Wiederkehr, Mike; Frank, Wes  
**Subject:** Re: BOA 2025 0009 615 N Walnut Abe

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the timely reply. This is exactly what I needed to know. I can support this.

Thank you,  
Cathy Voight

On Tuesday, May 27, 2025, Masters, Jessica <[jmasters@fayetteville-ar.gov](mailto:jmasters@fayetteville-ar.gov)> wrote:

Thank you for the question, Councilman Wiederkehr!

Ms. Voight,

I've attached the applicant's request letter and site plan, and I've copied the planner, Wes Frank, who should be able to help field any questions about the applicant's request. The Board of Adjustment meeting will occur on June 2 at 3:45 PM. Members of the public are invited to attend either in-person in City Hall room 219 or virtually through Zoom. Information about how to attend virtually can be found [at this link](#).

Thank you,

Jessie

**Jessie Masters, AICP**

Development Review Manager

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



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**From:** Wiederkehr, Mike <[mike.wiederkehr@fayetteville-ar.gov](mailto:mike.wiederkehr@fayetteville-ar.gov)>  
**Sent:** Tuesday, May 27, 2025 9:40 AM  
**To:** Masters, Jessica <[jmasters@fayetteville-ar.gov](mailto:jmasters@fayetteville-ar.gov)>  
**Cc:** cathy voight <[mabelandjean@gmail.com](mailto:mabelandjean@gmail.com)>  
**Subject:** FW: BOA 2025 0009 615 N Walnut Abe

Good morning Jessie,

Please see Ms. Voight's email below, asking for more information about the BOA agenda item for 615 N Walnut Ave.

Thank you,

Mike

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**From:** cathy voight <[mabelandjean@gmail.com](mailto:mabelandjean@gmail.com)>  
**Date:** Tuesday, May 27, 2025 at 9:28 AM  
**To:** Wiederkehr, Mike <[mike.wiederkehr@fayetteville-ar.gov](mailto:mike.wiederkehr@fayetteville-ar.gov)>  
**Subject:** BOA 2025 0009 615 N Walnut Abe

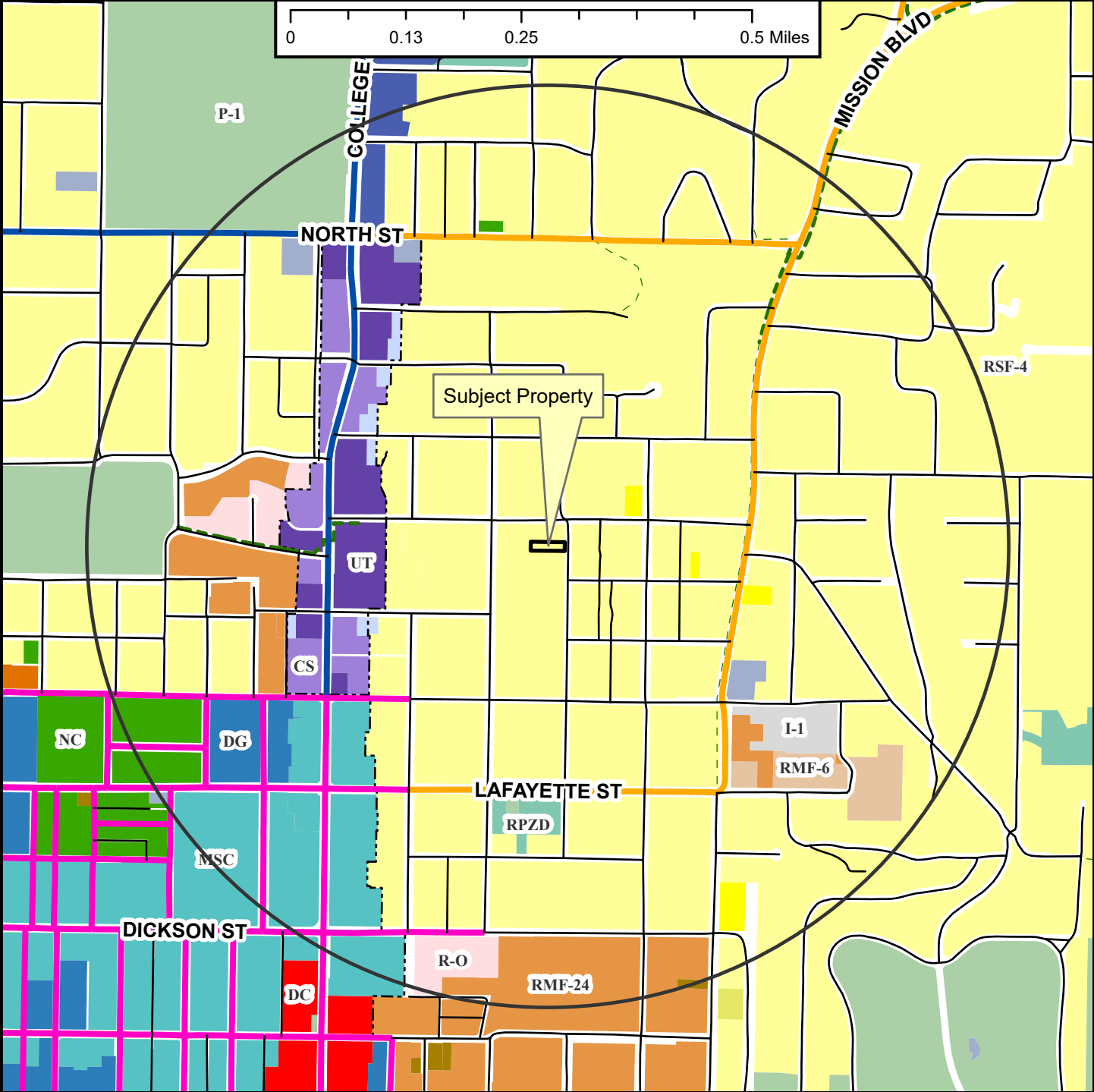
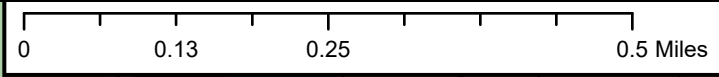
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







Mike,

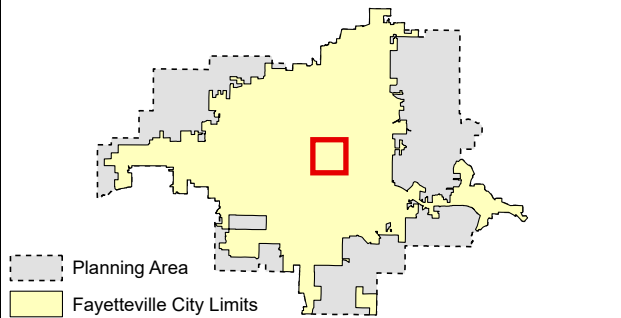
I cannot find the info on this BOA request. The sign says the lot is .22 acres, zoned 4 per acre and is requesting setback variance. Would you be able to provide additional info on why this is requested?

Thank you

Cathy Voight



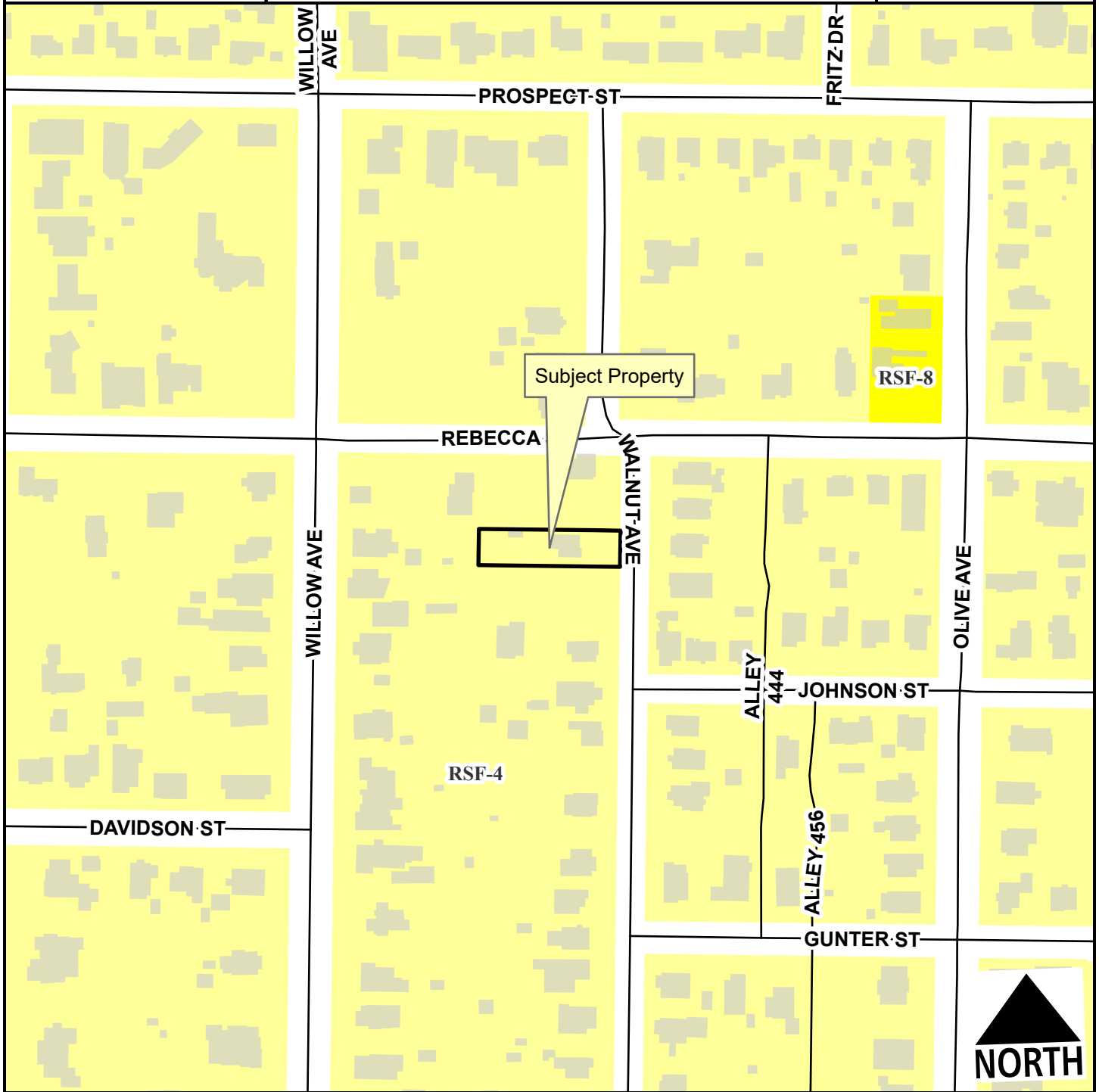
-  Neighborhood Link
-  Regional Link - High Activity
-  Urban Center
-  Unclassified
-  Alley
-  Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Design Overlay District
-  Fayetteville City Limits
-  Planning Area







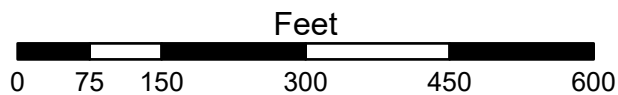
BOA-2025-0009

# 615 N. WALNUT AVE

Close Up View



-  Alley
-  Residential Link
-  Planning Area
-  Fayetteville City Limits



1:2,400

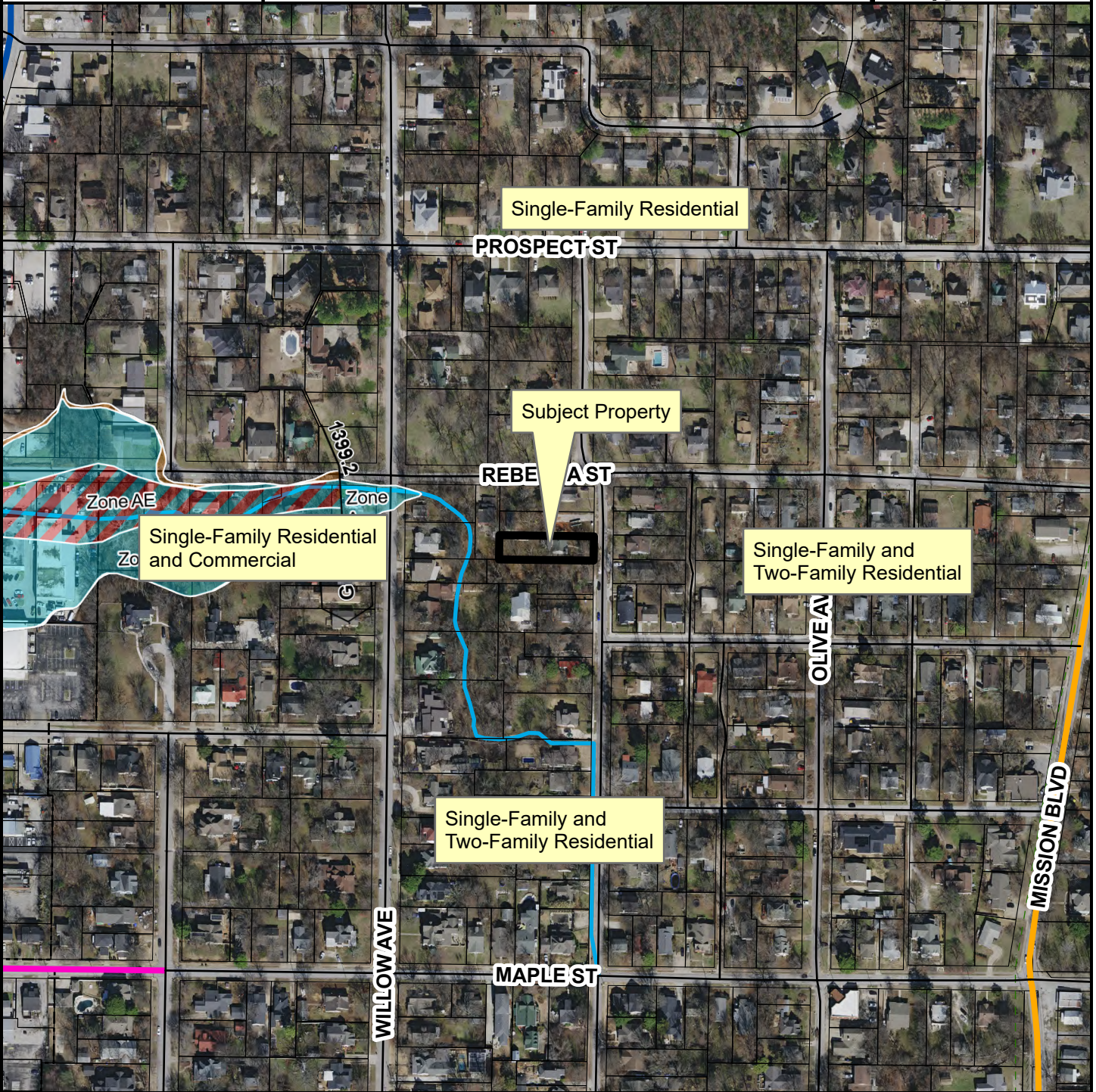


BOA-2025-0009

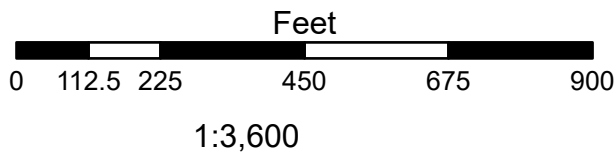
# 615 N. WALNUT AVE



Current Land Use



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Alley
- Residential Link
- - - Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



### FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



**TO:** Board of Adjustment

**THRU:** Jessie Masters, Development Review Manager

**FROM:** Wesley Frank, Planner

**MEETING DATE:** June 2, 2025

**SUBJECT:** **BOA-2025-0010: Board of Adjustment (936 N. WILLIS AVE/SOUTH CS APARTMENTS, 444):** Submitted by JORGENSEN & ASSOCIATES for property located at 936 N. WILLIS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 8.12 acres. The request is for a variance to street frontage requirements.

**RECOMMENDATION:**  
Staff recommends approval of **BOA-2025-0010**.

**RECOMMENDED MOTION:**  
*"I move to approve **BOA-2025-0010**."*

**BACKGROUND:**  
The subject property is located in central Fayetteville approximately 0.3 of a mile east of West Wedington Drive and North Garland Avenue intersection. The parcel is developed with a multi-family complex developed in 1967, according to Washington County records. A lot split (LSP-2025-0015) to split 1.56 acres is under review for this property. The proposed splitting tract was developed with a multi-family development in 2023 (COMM-2020-000002). No overlay district currently governs the property, but the property does occupy a floodplain. The surrounding land uses, and zoning are depicted in *Table 1*.

**Table 1:  
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Gas Station	C-1, Neighborhood Commercial
South	Apartment Complex	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Trash Collection, Beverage Manufacturer, and Clothing Store	RMF-40, Residential Multi-Family, 40 Units per Acre; IPZD, Industrial Planned Zoning District; CS, Community Services
West	Medical Offices and Apartment Complex	R-O, Residential - Office

**DISCUSSION:**  
*Request:* The applicant is requesting a variance to the street frontage requirement associated with the RMF-40 zoning district which is described in UDC §161.17(D)(1). The property overall adheres to the RMF-40 street frontage requirement as it fronts onto North Leverett Avenue with sufficient access. The proposed lot split would create a nonconforming situation as the splitting tract would no longer have the required street frontage access (70 feet) of the zoning district. This

variance request is to allow the proposed second tract of the lot split to have insufficient street frontage onto West North Street. The requested variance is depicted below in *Table 2*.

**Table 2:  
Variance Request**

Variance Issue	Requirement	Proposal	Variance
Minimum lot width	70 feet	35 feet	35 feet

Public Comment: Staff has not received any public comment on this item.

**RECOMMENDATION: Staff recommends approval of BOA-2025-0010. Should the Board choose to approve this item, staff recommends the following conditions:**

**Conditions of Approval:**

1. Approval of this variance is limited to the applicant’s request as described in this report, and
2. Approval of this variance does not grant approval of or entitlement to any other zoning or development variances.

**BOARD OF ADJUSTMENT ACTION:**     Approved     Denied     Tabled

Date: June 2, 2025

Motion:

Second:

Vote:

*City Plan 2040 Future Land Use Designation: City Neighborhood*

**FINDINGS OF THE STAFF**

**§156.02. ZONING REGULATIONS.**

Certain variances of the zoning regulations may be applied for as follows:

**B. Requirements for Variance Approval.**

1. Where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration; and

**Finding: Staff finds that the applicant meets the criteria for undue hardship as the alternative would be infeasible. The splitting tract would have only one access to West North Street with 35 feet, which would be nonconforming to the 70-foot requirement for RMF-40.**

To conform to this requirement the applicant would need to expand the property's frontage. This would be difficult to implement as the only option would be for the property owner to purchase an additional property either to the east or west of the existing street frontage along West North Street. Both properties that could be purchased are both developed (e.g., trash collection and a medical office building) This option is disproportionate as the applicant only intends to conduct a lot split at this property with no proposed plans for further development to the existing multi-family development.

2. Where the applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance.

**Finding:** Staff finds that granting the requested variance would be aligning with the intent of the RMF-40 zoning district. The intent of this provision is to allow for orderly development, sufficient access for utility and public services, and enhance neighborhood character. Additionally, the street frontage requirement is applied to all new lots because the creation of new residential properties carries an associated potential to increase density and, therefore, impact existing City services. RMF-40 has varying lot width requirements as it allows for greater flexibility for different housing types (1-, 2-, 3-family, and other dwelling uses). Granting this variance would allow for the property to adhere to a lesser street frontage typical of other uses, which is keeping with the spirit of the zoning ordinance.

**C. Minimum Necessary Variance.** The Board of Adjustment may only grant the minimum variance necessary to make possible the reasonable use of the applicant's land, building or structure.

**Finding:** The requested variance represents the minimum amount necessary to bring the subject parcel into conformity.

**D. Special Conditions.** In granting a zoning regulation variance, the Board of Adjustment may impose whatever special conditions found necessary to ensure compliance and to protect adjacent property.

**Finding:** Should the Board choose to approve this variance, staff has recommended conditions of approval as outlined above.

**E. Non-permitted Uses.** The Board of Adjustment may not grant, as a variance, any use in a zone that is not permitted under the zoning ordinance.

**Finding:** None are requested.

**BUDGET/STAFF IMPACT:**

None

**ATTACHMENTS:**

- Unified Development Code
  - UDC § 161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre
- Request Letter
- Conceptual Site Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

**161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre**

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by CUP
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	Forty (40) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet
Two (2) family	3,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
Fraternity of Sorority	500 square feet per resident

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*
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\* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

- (G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.
- (H) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §7(Exh. F), 5-2-23)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.



**JORGENSEN**  
**+ASSOCIATES**  
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5  
Fayetteville, AR 72703  
Office: 479.442.9127  
Fax: 479.582.4807  
[www.jorgensenassoc.com](http://www.jorgensenassoc.com)

May 9, 2025

City of Fayetteville  
113 W. Mountain  
Fayetteville, AR 72701

Attn: Board of Adjustments  
Re: Lot Split for the Creekside Apartments

This letter is in regards to a request for a variance on a Lot Split request for the Creekside Apartments at 936 N Willis Avenue. This is an apartment site with numerous buildings that have access to N Willis Avenue, North Street & Leverett and is a total of 8.23 acres. The Lot Split request is to split off 1.56 acres and two buildings along the north side that have access off of N Willis which then ties into North Street. The reason for this Variance request is for street frontage requirements under UDC 161.17 (D)(1). Due to existing property lines and property owners there is currently only 34.90' of frontage on to North Street for the new north lot (called out on lot split as Lot 1). This is under the required amount of street frontage so that is the reason for this request.

We thank you for your consideration of this request,

Sincerely;

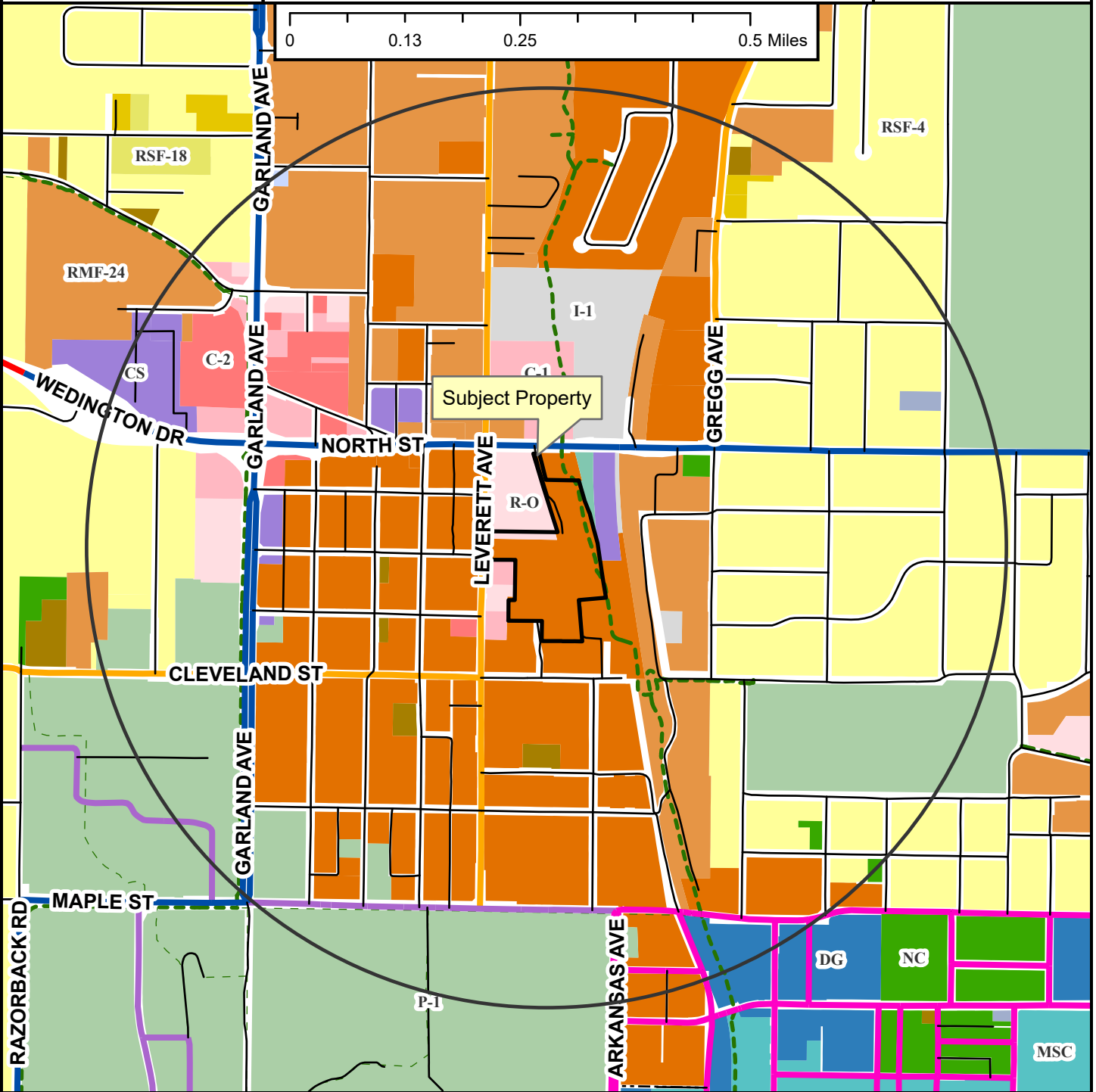
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Justin Jorgensen, PE

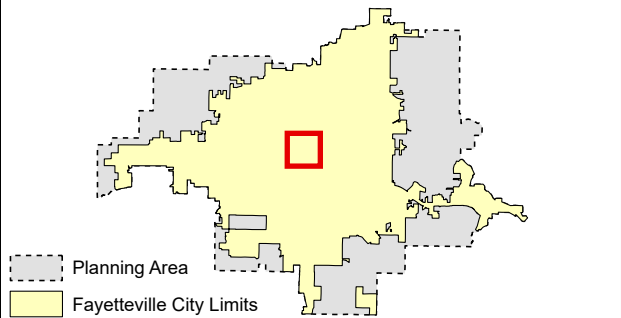




0 0.13 0.25 0.5 Miles



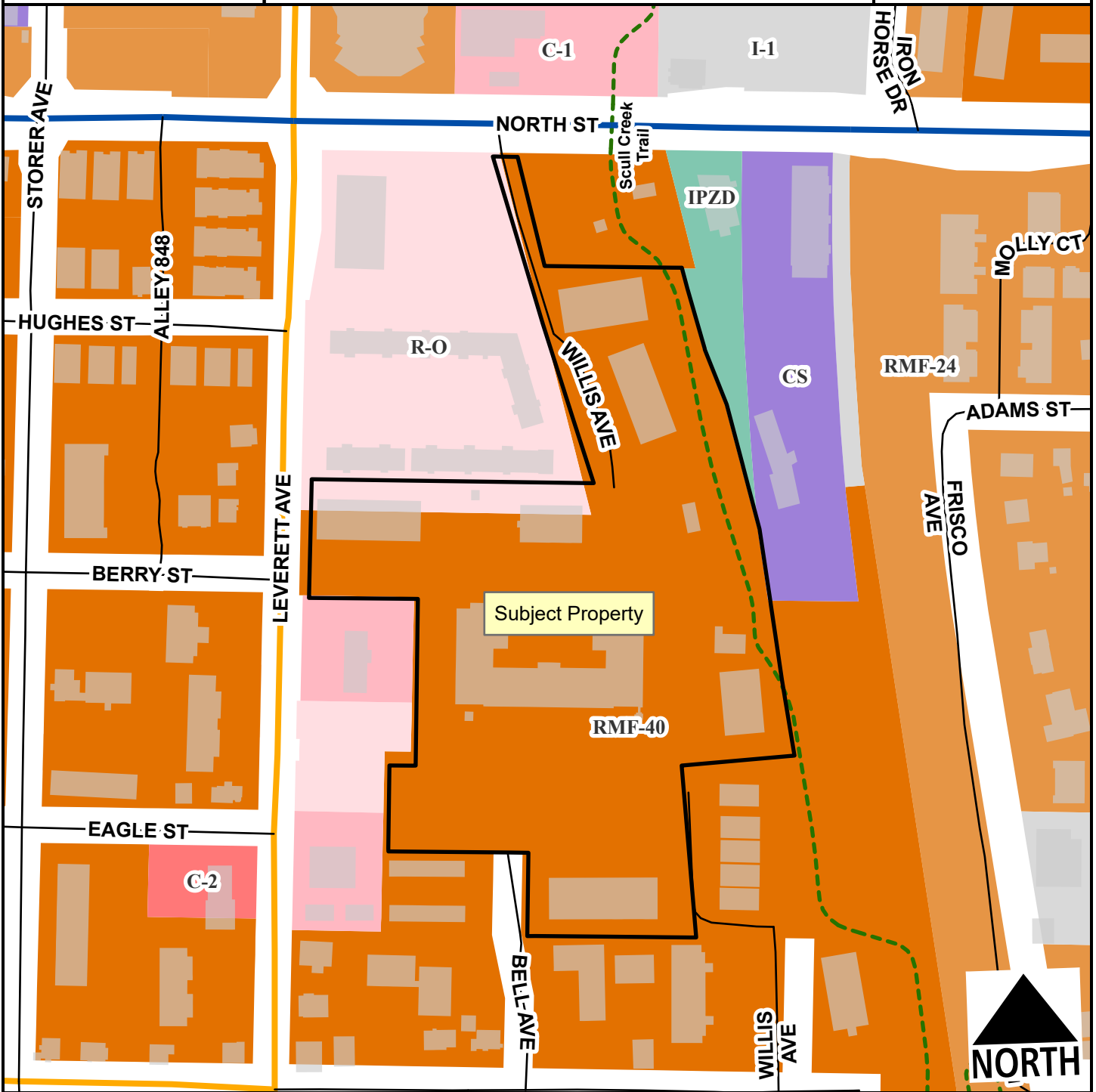
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- - - Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



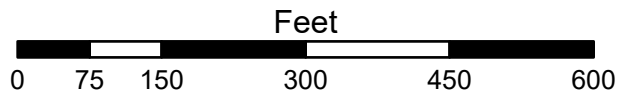
BOA-2025-0010

# 936 N. WILLIS AVE

Close Up View



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- - - Shared-Use Paved Trail



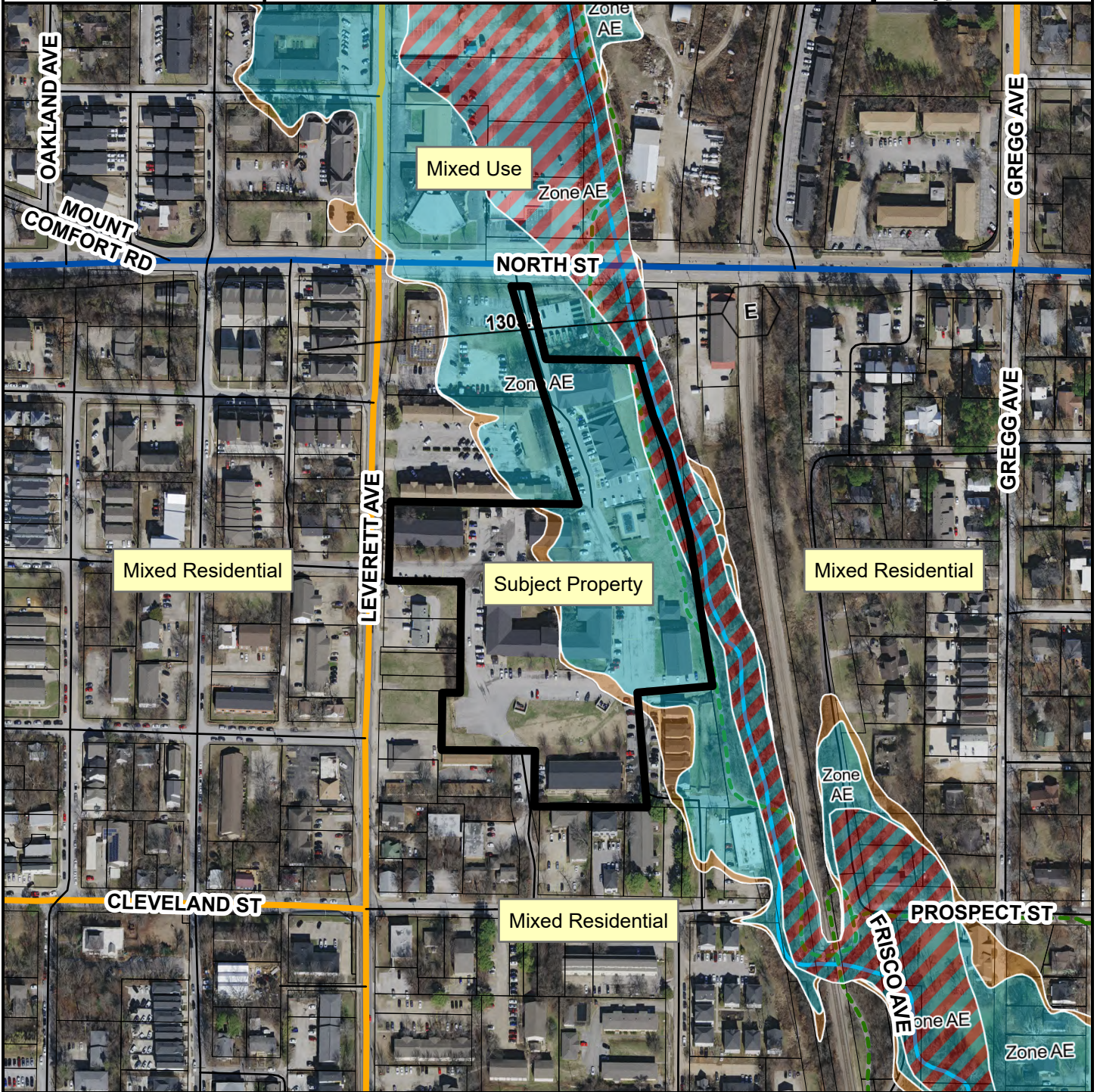
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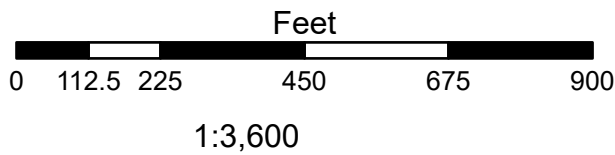
# 936 N. WILLIS AVE



Current Land Use



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits



### FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



**TO:** Board of Adjustment

**THRU:** Jessie Masters, Development Review Manager

**FROM:** Gretchen Harrison, Senior Planner

**MEETING DATE:** June 2, 2025

**SUBJECT:** **BOA-2025-0011: Board of Adjustment (221 E. LAFAYETTE ST./ROSE, 485):** Submitted by JAMES AND JUSTINE ROSE for property located at 221 E. LAFAYETTE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.16 acres. The request is for a variance to setback requirements.

**RECOMMENDATION:**  
Staff recommends denial of **BOA-2025-0011**.

**RECOMMENDED MOTION:**  
“I move to deny **BOA-2025-0011**.”

**BACKGROUND:**  
The subject property is located on the south side of Lafayette Street between Washington Avenue and Willow Avenue. It contains one parcel totaling 0.16 acres, is currently developed with a single-family residence, and located within RSF-4 zoning. According to Washington County records, the house was built in 1916. The property lies within the Washington-Willow Historic District, which was listed on the National Register of Historic Places in 1980. The house is identified as a contributing structure in the district’s National Register nomination. While the district is recognized in the National Register, no local design standards are currently in place for it. In September of 2024, a building permit was issued to remodel the house. The work primarily focused on interior alterations, though new windows and siding were also installed. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:  
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

**DISCUSSION:**  
*Request:* The applicant requests a variance to build a detached garage which would encroach into side and rear setbacks. The requested variance is described further in *Table 2*.

**Table 2:  
Variance Request**

Variance Issue	Requirement	Proposal	Variance
Side (west) building setback	5 feet	0 feet	5 feet
Rear (south) building setback	15 feet	0 feet	15 feet

Public Comment: Staff received a letter of support from the owner of the adjacent property to the west. That letter was included with the applicant's submission. No other public comments have been received otherwise.

**RECOMMENDATION: Staff recommends denial of BOA-2025-0011. Should the Board choose to approve this item, staff recommends the following conditions:**

**Conditions of Approval:**

1. Approval of this variance is limited to the applicant's request as described in this report,
2. Approval of this variance does not grant approval of or entitlement to any required permits or other zoning or development variances, and
3. Approval of this variance does not represent allowance for encroachment into other required setbacks.

<b>BOARD OF ADJUSTMENT ACTION:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Tabled
Date: <u>June 2 2025</u>
Motion:
Second:
Vote:

*City Plan 2040 Future Land Use Designation: Residential Neighborhood Area*

**FINDINGS OF THE STAFF**

**§156.02. ZONING REGULATIONS.**

Certain variances of the zoning regulations may be applied for as follows:

**B. Requirements for Variance Approval.**

1. Where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration; and

**Finding:** Staff finds that the applicant does not meet the criteria for undue hardship. In their request letter, the applicant noted that a garage previously existed in the southwest corner of the property, but it was demolished by a previous owner and city records show that the structure was removed sometime between 1980 and 1994. The applicant plans to construct a new garage in a similar location, though the new structure would extend further north, measuring approximately 14 feet in width and 45 to 50 feet in length.

The applicant has stated that the proposed garage would provide covered parking and may help reduce groundwater infiltration into their home's basement. However, staff finds it unclear whether the new structure would meaningfully address the latter concern. Further, covered parking is not required by city code, so it is considered a convenience rather than a necessity. The City's parking ordinance states that parking for single-family dwellings must be provided at a rate of two spaces per unit, and there appears to be space in the existing driveway on the west side of the property to park two vehicles. Staff finds that granting the requested variance would ultimately allow for the addition of covered parking, which is not required by code and may be viewed as conferring a special privilege not generally available to other property owners within the RSF-4 zoning district.

2. Where the applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance.

**Finding:** Staff finds that granting the requested variance may not align with the spirit and intent of the zoning ordinance. The RSF-4 zoning district is intended to support low-density residential development in appropriate environments and to protect existing single-family developments of those types. Staff finds that denial of this variance would not prevent the applicant from using their property as a single-family residence since it would not affect the primary dwelling. Further, there is space on the property to accommodate the required number of off-street parking spaces for a single-family residence in the existing driveway. There also appears to be room in the rear yard to construct an accessory structure outside of required setbacks or with less encroachment. Therefore, denying this variance would not preclude the applicant from having on-site parking or an accessory structure, it would just limit their ability to construct a structure in a location that staff finds to be inconsistent with the intent of the zoning ordinance.

However, staff acknowledges that the existing development pattern in the Washington-Willow neighborhood is not fully consistent with current RSF-4 zoning regulations, despite most properties in the area being in that zoning district. As the applicant noted, several adjacent and nearby properties feature garages and accessory structures built directly on property lines or within current setbacks. Further, the subject property itself does not meet the bulk and area requirements of the RSF-4 zoning district. The property has a lot width of 63 feet and an area of approximately 7,000 square feet, while RSF-4 zoning requires a minimum lot width of 70 feet and a minimum lot area of 8,000 square feet. With that said, the proposed location of the garage may be compatible with the established neighborhood character which largely predates current zoning requirements. Nevertheless, staff finds that the proposed garage does not meet current zoning requirements and is not necessary to allow for the reasonable use of the applicant's property.

**C. Minimum Necessary Variance.** The Board of Adjustment may only grant the minimum variance necessary to make possible the reasonable use of the applicant's land, building or structure.

**Finding:** Staff finds that the requested variance is not necessary to make reasonable use of the property since a detached garage is considered a convenience rather than a necessity. There is also undeveloped, buildable area in the rear yard, so the extent of the proposed setback encroachment may not represent the minimum required to accommodate a detached garage either.

**D. Special Conditions.** In granting a zoning regulation variance, the Board of Adjustment may impose whatever special conditions found necessary to ensure compliance and to protect adjacent property.

**Finding:** Should the board choose to approve the variance, staff has recommended conditions of approval as outlined above.

**E. Non-permitted Uses.** The Board of Adjustment may not grant, as a variance, any use in a zone that is not permitted under the zoning ordinance.

**Finding:** None is requested.

**BUDGET/STAFF IMPACT:**

None

**ATTACHMENTS:**

- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four (4) Units Per Acre
- Request Letter
- Site Plan
- Building Elevation
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

**161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre**

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

**Dear [Board of Adjustments/City Planning Department],**

Good morning. My name is Justine Rose, and my husband David and I are the owners of the property at 221 E. Lafayette Street in Fayetteville. We purchased this home in August of last year, and since then, it has been undergoing an extensive renovation.

The house was in a state of severe disrepair when we acquired it. We have taken it down to the studs and have completed a full restoration. This includes brand-new electrical, plumbing, and HVAC systems, spray foam insulation, a new roof and gutters, Hardie board siding with vapor barrier, and the installation of 39 new windows. We've also updated all cosmetic finishes—remaining committed to preserving the home's original charm and maintaining the historic character of the neighborhood.

We are writing today to respectfully request a setback variance to build a garage with a carport-style entrance on the west side of our property. There was previously a garage in this location that was torn down by former owners, and we hope to rebuild in roughly the same area.

The proposed structure would be located in the backyard and attached to the main house, extending south toward the rear fence. It would be approximately 14 feet wide and 45 to 50 feet long, with a tandem design—appearing as a single-car garage from the front. A pergola-style carport would connect the garage to the house and extend toward the property line in a way that blends seamlessly with the architecture and maintains visual openness.

This project is important to us for several reasons. Functionally, it will allow us to protect our vehicles—including our all-electric car, which requires charging—and provide much-needed storage. More urgently, it has become a critical health and safety issue. We recently discovered that the basement is experiencing water intrusion, even after new gutters were installed. This has resulted in serious respiratory issues for me, and addressing the moisture problem has become a top priority.

The proposed garage structure with concrete driveway would prevent groundwater from seeping down through the foundation into the basement.

We've spoken to the Brembers who own the house directly adjacent to the proposed structure, and they have expressed no objection to our plans and wrote a letter in support of the project. Additionally, we have a photograph from roughly 20 years ago that shows the location of the original garage.

We are proud of the improvements we've made to this historic home and are fully committed to contributing positively to the fabric of the Fayetteville community. We've included design renderings and reference materials with this letter, which reflect a garage that honors the era and style of the home.

We have attached pictures of where the old structure was on the property as well as other supporting pictures.

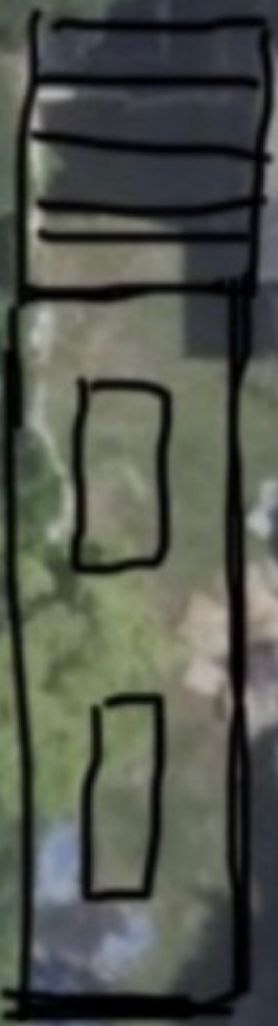
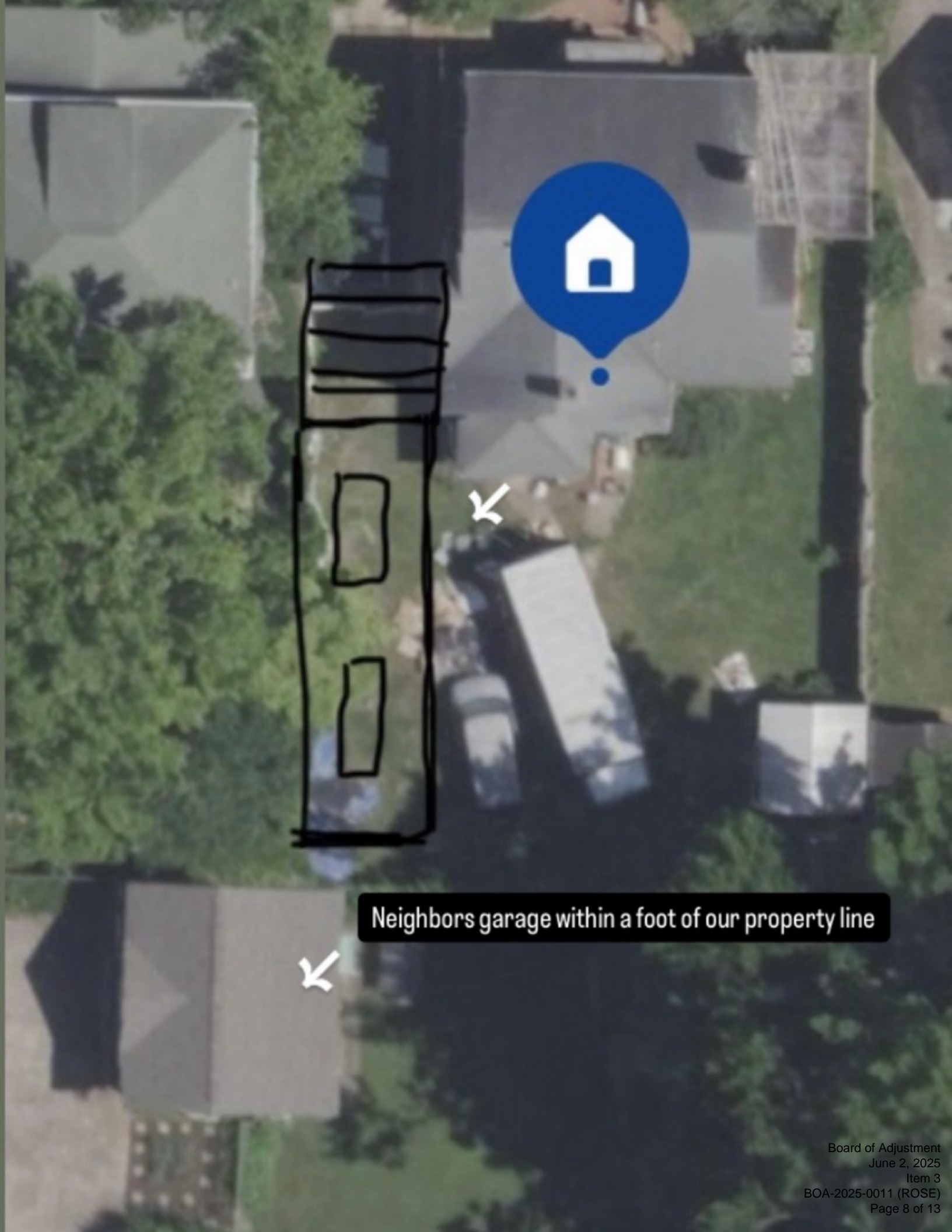
Thank you very much for your time and thoughtful consideration. We sincerely hope you will support our request for this meaningful and much-needed addition to our property.

Warm regards,

**Justine & David Rose**

221 E. Lafayette Street

Fayetteville, AR



Neighbors garage within a foot of our property line





5-10-25

To Whom it May Concern:

As owners of the property at 217 E. Lafayette St., we verify that we are okay with the Roses, owners of the property at 221 E. Lafayette St., building close to the property line which we share with them.

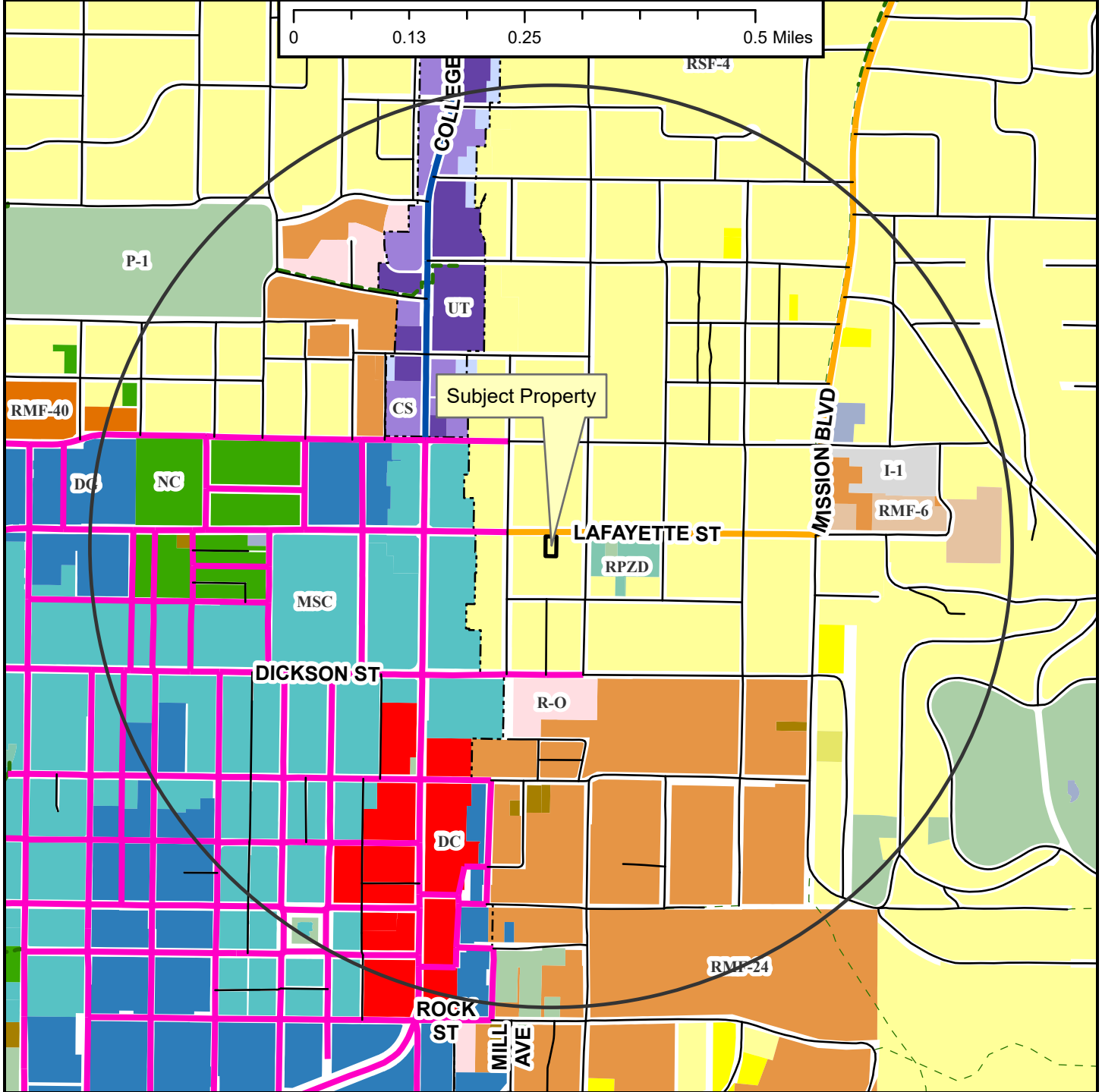
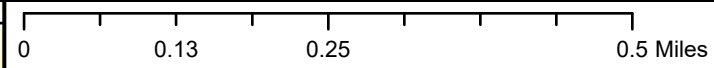
Thomas Bemberg












Paula H. Bemberg

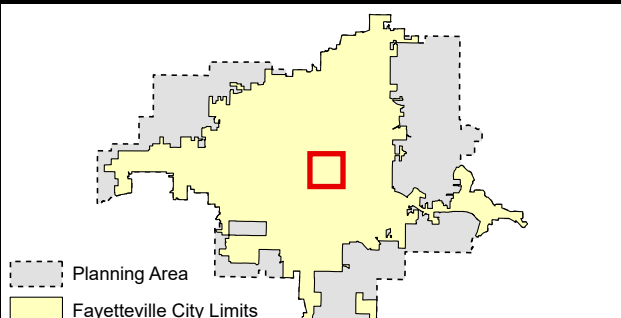
BOA-2025-0011

# 221 E. LAFAYETTE ST

One Mile View



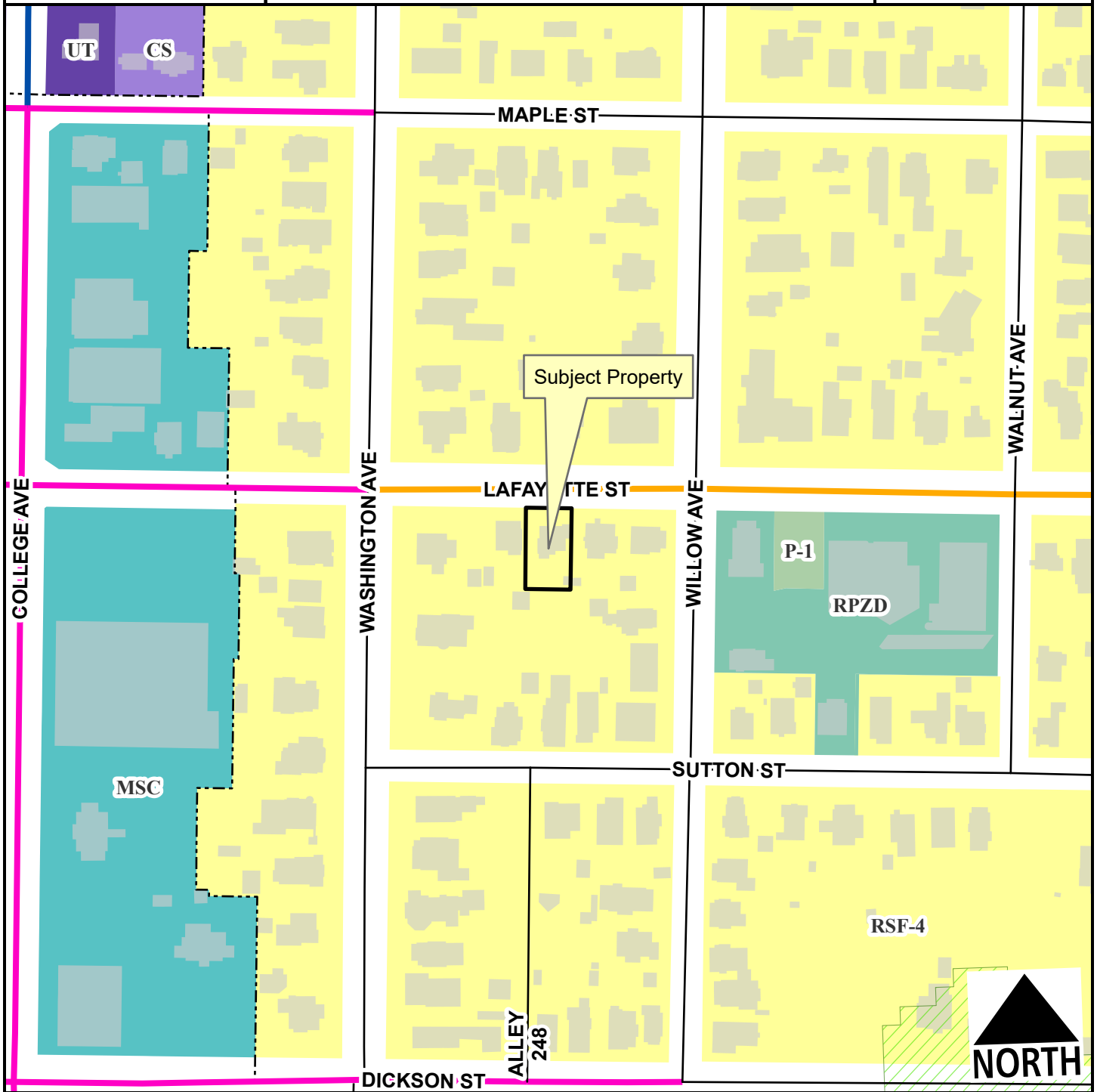
-  Neighborhood Link
-  Regional Link - High Activity
-  Urban Center
-  Unclassified
-  Alley
-  Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Design Overlay District
-  Fayetteville City Limits
-  Planning Area



BOA-2025-0011

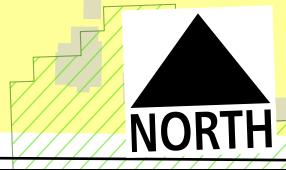
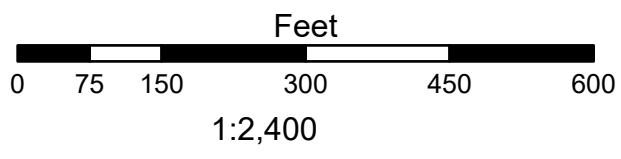
# 221 E. LAFAYETTE ST

Close Up View



Subject Property

- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Design Overlay District

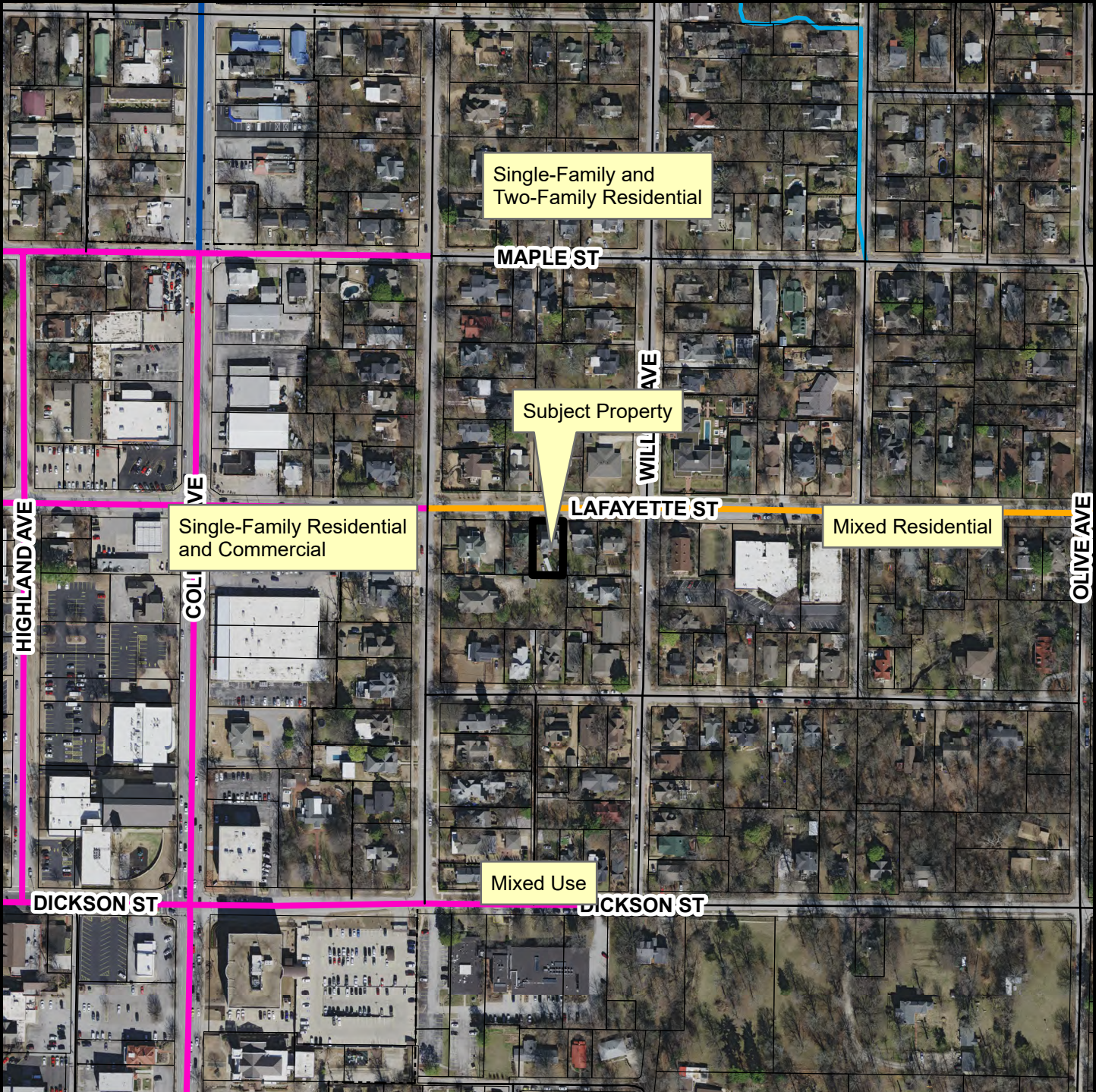


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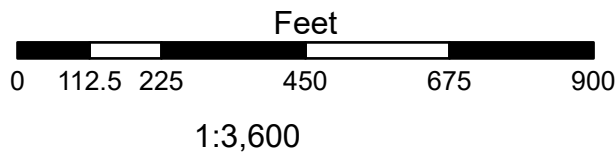
# 221 E. LAFAYETTE ST



Current Land Use



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District



### FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway