



CITY OF
FAYETTEVILLE
ARKANSAS

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

Board of Adjustment Agenda

**City Hall Room 219
Monday, September 8, 2025
3:45 PM**

Members

***Chair Erin Adkins-Oury (Exp. 03/27)
Vice Chair Jason Young (Exp. 03/28)
Caroline Fox (Exp. 03/27)
Jennifer Keys (Exp. 03/27)
Vacant (Exp. 03/28)***

City Staff

***Planning Director Jessie Masters
Assistant City Attorney Hannah Hungate***

Zoom Information

Webinar ID: 896 3255 4548

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_MZHqtBTxShmYsBq8vXqblw

Call to Order

Roll Call

MINUTES:

Approval of the minutes from the August 4, 2025 Board of Adjustment meeting.

Unfinished Business

New Business

- 1. BOA-2025-0016: Board of Adjustment (S. RAZORBACK RD/3 STRANDS VENTURES LLC, 599):**
Submitted by COMMUNITY BY DESIGN for property located on S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.11 acres. The request is for a variance to setback requirements.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE OCTOBER 6, 2025 BOARD OF ADJUSTMENT MEETING.

Planner: Jessica Masters

- 2. BOA-2025-0017: Board of Adjustment (925 N. OAK DR/PENNINGS, 443):**
Submitted by PARADIGM DEVELOPMENT for property located at 925 N. OAK DR. 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 lot width requirements.

THIS ITEM IS TABLED BY STAFF FOR LACK OF PUBLIC NOTIFICATION.

Planner: Donna Wonsower

Announcements

Adjournment

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), 125 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, August 4, 2025

Time:	In: 3:45 PM	Out: 4:48 PM					
Staff :							
			<input checked="" type="checkbox"/>	Jessie Masters, Planning Director			
			<input type="checkbox"/>	Donna Wonsower, Senior Planner			
			<input checked="" type="checkbox"/>	Wesley Frank, Planner			
			<input type="checkbox"/>	Blake Pennington, Sr Assistant City Attorney			
			<input checked="" type="checkbox"/>	Hannah Hungate, Assistant City Attorney			
	Roll Call	Meeting Minutes 7-7-2025	2) BOA-2025-0011 (ROSE)				
Young	1	1	1				
Fox	1	1	1				
Adkins-Oury	0		1				
Keys	1	1	1				
Agenda			New				
Motion To:		Approve	Approve				
Motion By:		Keys	Fox				
Seconded:		Fox	Young				
Vote		3-0-0	4-0-0				
Notes			2ft variance into 5ft setback for attached structure of less than 10ft tall.				
Public Comment:		0	0				



TO: Board of Adjustment

THRU: Jessie Masters, Planning Director

MEETING DATE: September 8, 2025

SUBJECT: **BOA-2025-0016: Board of Adjustment (S. RAZORBACK RD/3 STRANDS VENTURES LLC, 599):** Submitted by COMMUNITY BY DESIGN for property located on S. RAZORBACK RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL AND UT, URBAN THOROUGHFARE and contains approximately 3.11 acres. The request is for a variance to setback requirements.

RECOMMENDATION:

Staff recommends tabling **BOA-2025-0016** to the October 6, 2025 Board of Adjustment meeting at the applicant's request.

RECOMMENDED MOTION:

*"I move to table **BOA-2025-0016** to the October 6, 2025 meeting."*

BOARD OF ADJUSTMENT ACTION:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Date:	<u>September 8, 2025</u>		
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None