

Sherwood Board of Adjustments
Minutes
April 10, 2012

The Sherwood Board of Adjustments met for their regularly scheduled meeting on April 10, 2012 at 7:00 p.m. in the City Council Chambers at 2201 E. Kiehl Avenue, Sherwood, AR 72120.

Members Present

Lucien Gillham
Scott Miller
Mike Berg
Forrest Penny
Albert Harris

Staff Present

Ellen Norvell – City Engineer
Dwight Pattison – City Planner
Steve Cobb – City Attorney
Ashley Taylor - Secretary

Chairman Penny called the meeting to order.

Commissioner Gillham made a motion to approve the minutes from the March 13, 2012 meeting. Commissioner Berg seconded the motion. The roll call vote was unanimous to approve the minutes.

A Variance Request of 2’ from the 4’ side yard setback and 2’ from the 4’ rear yard setback for a storage building. Emil and Teresa White, Owner. Mr. White was present to discuss the request. Staff Comments: City Planner Dwight Pattison said as the applicant stated, the existing driveway and parking area in the rear yard was constructed in 2006. He said paving may be constructed on a lot without any setbacks; therefore, none were needed at that time however when a building is constructed setbacks apply. He said there is no hardship indicated that is created by the lot as required by the ordinance. He said Planning Staff recommends for denial due to a lack of appropriate hardship. Mr. White said there is no where else on his lot to put the building. City Planner Pattison said there is also a concern that the 30’ x 30’ storage building is larger than 25% of the sq. ft. of the lot, which is the requirement. Mr. White said his house is approximately

2000 sq. ft.. City Planner Pattison said the actual sq. ft. is not listed on the survey. City Engineer Norvell said there is supposed to be a hardship created by the lot and just because you can't build a big enough building because of the lot size does not make it a hardship created by the lot. A discussion took place. Commissioner Gillham made a motion to approve the variance contingent upon the existing 16' x 16' storage building being removed. The motion died for the lack of a second.

There being no further business Commissioner Gillham made a motion to adjourn. Commissioner Harris seconded the motion. The roll call vote was unanimous to adjourn.

ATTEST:

Ashley Taylor, Secretary

Forrest Penny, Chairman