

Sherwood Board of Adjustments
Minutes
February 12, 2013

The Sherwood Board of Adjustments met for their regularly scheduled meeting on February 12, 2013 at 5:00 p.m. in the City Council Chambers at 2201 E. Kiehl Avenue, Sherwood, AR 72120.

Members Present

Forrest Penny - Chairman
Lucien Gillham
Scott Miller
Andrew Phillips
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 January 8, 2013 meeting. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the minutes.

A Variance Request to allow the construction of an accessory building that is larger than allowed by ordinance at 6629 Jacksonville Cutoff. Christopher Boswell, Owner. Trina Taylor, fiancé of the owner, was present to discuss the request. She said they own the mobile home park adjacent to their property. She said they have several smaller building placed in different locations through out the two properties and it is difficult to keep everything organized. She said they have their lawn equipment to maintain the mobile home park as well as personal items in the existing buildings. She said they would like to build one large 30' x 40' building to put everything in and tear down all of the smaller buildings. Staff Comments: City Planner, Dwight Pattison said the applicant is stating that they would like to use the buildings for maintenance equipment for their mobile home park and technically that is a commercial use in a residential

zone. He said Planning Staff would recommend that it be on the larger 10-acre tract that is the mobile home park since it is supporting the mobile home park. City Engineer, Ellen Norvell said there is not a hardship created by the lot but we have allowed it in the past. She said she couldn't really make a recommendation either way since we have allowed it in the past. Commission Gillham said if the mobile home park and the house were on the same piece of property there would be no question at all that it would be okay but they are two separate pieces of property. He said he could see why with all of the tools and equipment that they would like to have it within site of the house so they can keep an eye on it. He said when you consider everything as whole he doesn't think it would hurt anything in fact he thinks it might help things. Commissioner Gillham made a motion to approve the variance request at 6629 Jacksonville Cutoff. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the variance request.

A Variance Request of 4' to the required 25' front building line for a porch at 8221 Nora Lane. Clayton Engineering, Agent. Michael Clayton was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said there is not a hardship created by the lot and that is when we are supposed to grant variances. City Planner, Dwight Pattison said he would like to know how it got built incorrectly. Mr. Clayton said apparently the people that did the plans were focusing on getting the main part of the house within the 25' front setback and it is right on the line. He said due to human error they later realized toward the end of the project that the front porch encroaches into that front yard setback. Commissioner Gillham said the house is currently 11' from the lake behind the house so if they had moved the house back 4' so that it would have met the front yard setback the house would have only been 7' from the lake. Commissioner Gillham made a motion to approve the variance request at 8221 Nora Lane. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve the variance request.

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

ATTEST:

Ashley Taylor, Secretary

Forrest Penny, Chairman