

Sherwood Board of Adjustments
Minutes
July 14, 2015

The Sherwood Board of Adjustments met for their regularly scheduled meeting on July 14, 2015 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
Albert Harris
Scott Miller
Michele Phillips

Staff Present

Ellen Norvell – City Engineer
Stephanie Timaná – Secretary
Steve Cobb – City Attorney

Chairman Penny called the meeting to order.

Commissioner Gillham made a motion to approve the minutes from the June 09, 2015 meeting. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A request for an Expansion of Non-Conforming Use at 1503 E. Kiehl Avenue. Brad Medlock, Owner. Brad Medlock was present to discuss his request. Mr. Medlock stated that there are three existing buildings on the property. He would like to remove two structures and replace them with brick fronted buildings and match the one left existing to the same material. Staff Comments: City Engineer, Ellen Norvell stated that she wanted the record to clearly reflect what Mr. Medlock was requesting when he rebuilds the two structures. Due to the current site being non-conforming he is requesting the new building/structures be built with a 5ft separation between the buildings and an 8ft side yard separation. Commissioner Gillham made a motion to approve the Expansion of Non-Conforming Use at 1503 E. Kiehl Avenue. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request.

A request for an Expansion of Non-Conforming Use at 110/120 Brookswood. William Wolverton, Owner. Commissioner Gillham made a motion to approve the Expansion of Non-Conforming Use at 110/120 Brookswood. Mr. Wolverton stated that behind the 110 side, closest to Eagle Bank, he currently has an old temporary Morgan Building that he would like to remove and add on to the existing permanent building in that same space. Commissioner Gillham made a motion to approve the request for an Expansion of Non-Conforming Use at 110/120 Brookswood. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request

Let the record reflect after the Vote was called Mr. Wolverton asked if he could match the existing permanent structure next to Eagle Bank that currently sits on the property line instead of the 9ft separation he had asked for. Staff Comments: City Engineer, Ellen Norvell stated that there is concern regarding building right on the property line because then you're sharing that with another entity. She added that we originally thought it needed to separate action items to include the Variance request but once the Expansion of the Non-Conforming was approved they set the guidelines for what could be built and that would eliminate the Variance Request listed as Item 7 on the Agenda. Mrs. Norvell also noted that because notices were sent out to the adjoining property owners showing the 9ft separation and that is what was approved, we should maintain that ruling. Commissioner Gillham stated that he would hate to approve something if the neighbors are thinking a 9ft separation and it wound up being zero. He stated that Mr. Wolverton would have to resubmit if he would like to alter his request.

A Variance Request to erect a Storage Building at 110/120 Brookswood. William Wolverton, Owner. Let the record reflect this item was not necessary to be heard in conjunction with the Expansion of Non-Conforming Use at 110/120 Brookswood.

A Variance Request to the curb and gutter requirements along the proposed Lot 1 Fraley Addition. Tim Fraley, Owner. Tim Fraley was present to discuss his request. Commissioner Gillham made a motion to approve the Variance Request to the curb and gutter requirements along the proposed Lot 1 Fraley Addition. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request.

A Variance Request to allow a gravel driveway instead of the required paved driveway at the proposed Lot 1 Fraley Addition. Tim Fraley,

Owner. Tim Fraley was present to discuss his request. Commissioner Gillham made a motion to approve the Variance Request to allow a gravel driveway with the exception of the first 15ft from the road. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request.

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

ATTEST:

Stephanie Timaná - Putt, Secretary

Forrest Penny - Chairman