

Sherwood Board of Adjustments
Minutes
February 9, 2016

The Sherwood Board of Adjustments met for their regularly scheduled meeting on February 9, 2016 at 5:00 p.m. in the City Council Chambers at 2201 E. Kiehl Avenue, Sherwood, AR 72120.

Members Present

Lucien Gillham

Scott Miller

Michele Phillips

Albert Harris

Staff Present

Ellen Norvell – City Engineer

Steve Cobb – City Attorney

Candi Ussery - Secretary

Chairman Gillham called the meeting to order.

Commissioner Harris made a motion to approve the minutes from the January 12, 2016 meeting. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the minutes.

A request for an Expansion of a Non-Conforming Use to add a small office building between existing buildings that do not meet current setback requirements for an Industrial Zoning District located at 6103/6105 Carnegie Drive. Don Jackson, Owner. No one was present to represent this item. Commissioner Gillham said that it will be very close to the property line. City Engineer, Ellen Norvell stated that the drawing was off a little, the two properties were never subdivided into two separate lots. It is one lot and one owner, at one time it was separated and sold. The reason this is an Expansion of a Non-Conforming Use is because when this area was rezoned to industrial it did not have industrial setback requirements. He is not extending further back than current buildings. She had a meeting with the owner and was informed it was all one lot, just adding another structure. Commissioners were informed by City Attorney, Steve Cobb that the owner does not need to be present to be approved. Commissioner Harris made a

motion to approve the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request.

A Variance request for 3'6" from the required 10' separation from the primary structure and 6'6" from the required 25' front yard setback of 703 Coulter. Haley Best, Owner. Haley Best, Owner and her mother, Ellyce Best were present to represent this item. Commissioner Gillham explained the setbacks and clarified the request. There was no one in the audience that responded or had an objection. Commissioner Phillips asked to hear the opinion of City Engineer, Ellen Norvell. She stated that there really is no hardship created by the lot, they might need to have a smaller one put in. Typically for staff to give approval, there has to be a hardship. Commissioner Phillips did drive by to check the property and stated there were no other metal carports in the neighborhood. Commissioner Gillham asked about moving it. Owner, Haley Best didn't think that would be possible. Her mother, Ellyce Best, stated that moving the carport to the right would not work because there is a tree in the yard in the way and it could not be placed on the left because of the air conditioning unit. Commissioner Gillham asked if she wanted covered parking, the owner stated that was correct. She has to scrape her windshield and has had hail damage to repair and didn't want to have that issue again. Commissioner Harris asked her if she had posted signs and sent notices. She did speak with both neighbors and neither had complaints. Commissioner Phillips asked if it is a paved area or if it was grass. The owner stated that it is gravel and she will have it levelled out due to a French drain. Commissioner Phillips made a motion to approve the request. Commissioner Miller seconded the motion. Commissioner Harris voted no. Commissioners Phillips, Miller and Gillham voted to approve this item.

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:

Candi Ussery, Secretary

Forrest Penny, Chairman