

Sherwood Board of Adjustments
Minutes
April 12, 2016

The Sherwood Board of Adjustments met for their regularly scheduled meeting on April 12, 2016 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
Michele Phillips

Staff Present

Ellen Norvell – City Engineer
Steve Cobb – City Attorney
Candi Ussery - Secretary

Chairman Penny called the meeting to order.

Commissioner Gillham made a motion to approve the minutes from the March 8, 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 on existing building structures located at 15711 Hwy 107. Tina Davis, Owner. Ms. Davis was there to speak on behalf of this request. She is an existing business and bought the property to eventually expand. City Engineer, Ellen Norvell clarified the reason for the request because the current buildings were built before being annexed and do not meet the setback requirements for Sherwood. Commissioner Gillham asked about a barrier between the houses and the back of their property, they agreed to a fence and bushes or whatever the requirements are for Commercial zoning. Commissioner Gillham made a motion to approve the request. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request for an Expansion of a Non-Conforming Use.

A Variance request to allow a wooden privacy fence along the property line on Woodridge Lane, but not to extend into the front yard setback on Northgate Lane at 8703 Northgate Lane. Teri Preachers, Owner. Ms. Preachers asked to put up a 6' wooden fence to replace the chain link. Commissioner Gillham asked if it was to be in the exact same location as the other fence. Ms. Preachers said it was. Commissioner Gillham made a motion to approve the request. Commissioner Phillips seconded the motion. The roll call vote was unanimous to approve the request for a Variance to install a privacy fence along the property line.

A Variance request to allow gravel parking within the site, to allow covered but unenclosed vehicle parking on the required street improvements and cul de sac on Bentley Road, and to allow 50% building density within a C-4 zoning located at 1R Manson Road. Thomas Engineering Company, Agent. City Engineer, Ellen Norvell explained this was part of the items to be tabled. Commissioner Gillham made a motion to table the request. Commissioner Phillips seconded the motion. The roll call vote was unanimous to table the request.

A Variance request to allow additional storage building square footage and 6' from the required 10' separation from the primary structure located at 8618 Teetwood. Biff Grimes, Owner. City Engineer, Ellen Norvell explained that this has been tabled many times before and would like to hear this item today. Gayle Mullins, neighboring home owner was there to speak against this variance request. She brought a packet including a letter from a real estate agent stating that property values are decreased because of this building. The gas tank he is using is too large and creates a hazard to neighboring homes. There were pictures showing that there is an extension cord from a window in the home going into the storage building to provide power. If this is allowed, she requested he be required to put in a 10' privacy fence. Commissioner Gillham asked about the setbacks and annexation. This property was not part of the annexation and has been in city limits for many years. Commissioner Gillham made a motion to deny the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to deny the request for a variance to allow additional storage building square footage and a 6' from the required 10' separation from the primary structure.

There being no further business, Commissioner Gillham 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