

Sherwood Board of Adjustments
Minutes
May 10, 2016

The Sherwood Board of Adjustments met for their regularly scheduled meeting on May 10, 2016 at 5:00 p.m. in the City Council Chambers at 2201 E. Kiehl Avenue, Sherwood, AR 72120.

Members Present

Forrest Penny – Chairman
Albert Harris
Lucien Gillham
Scott Miller

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 April 12, 2016 meeting. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the minutes.

A Variance request at 8614 Northgate Drive for an accessory structure in front of the principle structure, an accessory structure not 10 feet from the principle structure, and an accessory structure located on the street right-of-way line within required front yard setback. Crystal Hart, Owner. Kasey Hart, owner, stated that they were requesting a carport to prevent further damages to vehicles, so far, they have incurred over \$1300 in hail and ice damage. Ms. Hart described the look of the requested carport, stating that it was a gray A-line frame carport with gray trim to match the house. The carport is 18 feet wide and 20 feet long. They are requesting to place it 3’6” from the house to align with the walkway and up to the front door. City Engineer, Ellen Norvell explained that there is actually 25 feet from the center of the street that is the property line and then there’s a 25 foot setback from the property line where structures can be built. Ms. Hart agreed that that was her understanding. Commissioner Gillham commented that Northgate Drive was probably built in the 60’s. Most houses have a one

car garage or a two car garage. This particular home has a one car garage that has been converted. He also stated that these metal carports are ugly. As he drove through the neighborhood he did not see any other carports or variances and thinks that it is not compatible with the look of this neighborhood. Commissioner Gillham made a motion to deny the request. Commissioner Harris seconded the motion. Commissioner Penny voted to approve. Commissioners Harris, Miller and Gillham voted to deny this item.

A Variance request of 12 feet to the side yard setback at 2700 Highline for a fence. Sabra Wilson, Owner. Ms. Wilson stated that she was requesting a variance of 12 feet on the garage end to square up the property line instead of pie-shape line. She made some copies of her request. Commissioner Gillham asked why it was showing 27 feet out from her house. Ms. Wilson was unsure what the 27 feet was. Commissioner Harris asked about a Property Owners Association and they do not have one. Commissioner Gillham asked that she was asking 27 feet from her house to the street. She stated that she wanted it to go half of her garage. The only thing she actually needs, she stated, is 12 feet. Commissioner Gillham asked her to verify what she was requesting. She said that she did what Andy told her to do and measured 36 ½ feet from the center of the street. Commissioners Gillham and Miller asked her how wide the gate would be. Ms. Wilson was unsure, she stated that the gate would need to be 4 feet and she'd need a few feet on each side. Commissioner Gillham asked her about her trees. She stated that she wanted one tree in and one tree out of her fence and confirmed that it was not blocking the sight of traffic. Commissioner Harris asked what her neighbors thought about her putting up her fence and she stated that they are here. Mr. Robert Riggin, neighbor, said that he does not have an objection to Sabra building a fence. However, when he came to get a permit for his fence, there were stipulations on both sides. Phyllis, his wife, bought the house knowing the lot was that way. He stated that no other neighbors had fences that go out that far. Commissioner Gillham had an aerial map and the Commissioners looked it over and determined that it would be best for her to stay within the trees. Ms. Wilson has a trailer that she would like to park in her back yard because it will not fit in the garage bays. After discussions between Ms. Wilson and Mr. Riggins; Commissioner Gillham made a motion to approve the request to allow a 6 foot fence to be built inside the two trees and no more than 12 feet of the Northwest side of the house and run parallel to the house. Commissioner Harris seconded the motion. The roll call vote was unanimous to approve

the request for a Variance to install the fence 12 feet from the Northwest side of the house and run parallel to the house.

A Variance request to allow gravel parking within the site, to allow covered but unenclosed vehicle parking and to allow 50% building density within a C-4 zoning located at 1R Manson Road. Thomas Engineering Company, Agent. Thomas Pownall was there representing the owner. He stated that the Site Plan has been approved and this variance corresponds with the Site Plan. They are paving the unenclosed storage area, but are asking to leave the drive gravel. Commissioner Gillham made a motion to approve the request. Commissioner Miller seconded the motion. The roll call vote was unanimous to approve the request.

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:

Candi Ussery, Secretary

Forrest Penny, Chairman