

**Sherwood Board of Adjustments
Minutes
January 10, 2012**

The Sherwood Board of Adjustments met for their regularly scheduled meeting on January 10, 2012 at 7:00 p.m. in the City Council Chambers at 2201 E. Kiehl Avenue, Sherwood, AR 72120.

Members Present

Forrest Penny – Interim Chairman
Rodney Freeman
Lucien Gillham

Members Absent

Mike Berg
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 elect Commissioner Penny as the interim chairman for the meeting. Commissioner Freeman seconded the motion. The roll call vote was unanimous to elect Commissioner Penny as interim chairman.

Commissioner Freeman made a motion to approve the minutes from the December 13, 2011 meeting. Commissioner Gillham seconded the motion. The roll call vote was unanimous to approve the minutes.

A Variance Request at 12 Wesley Drive for 15' to the required 25' rear yard setback due to covering a patio, which now connects house to garage. Bonnie Wesson, Owner. Ms. Wesson was present to discuss the request. Staff Comments: City Engineer, Ellen Norvell said there is no hardship created by the lot. She said it does make it part of the principal structure and violates the 25' rear yard setback requirement. City Planner,

Dwight Pattison said he agrees. He said the detached garage was already there and meets the setbacks when standing alone; however, attaching it to the house does now violate the rear yard setback. Commissioner Gillham said at the time it was built it was in Pulaski County and not in the City of Sherwood so he feels like it was an existing condition. Commissioner Gillham made a motion approve the variance request. Commissioner Freeman seconded the motion. The roll call vote was unanimous to approve the variance.

A Variance Request at 3400 E. Kiehl Avenue to the interior vehicular landscaping requirement. CEI Engineering Associates, Agent. Mike Clotfelter was present to discuss the request. He said Kum and Go likes to provide as much parking as possible for their customers. He said they only provided around 1.8% of the landscaping rather than the 5% that is required. He said they did voluntarily put in a bio-swell which they feel will help with filtration of impurities of the storm water. Staff Comments: City Planner, Dwight Pattison said they are actually asking for a 3% variance to the 5% landscaping requirement. He said there is no hardship created by the lot and therefore would recommend for denial. City Engineer, Ellen Norvell said she sees it as a very well landscaped area. She said there might be some ways they could add additional landscaping although she knows they typically like to provide as much parking as possible. She said they well exceed our parking requirements, which is what they want to do for their customers. City Planner Pattison said they do have a substantial amount of landscaping along the South and East sides. Commissioner Gillham said there are 57 Red Tip Photinias shown on the Landscaping Plan and he would like for there to be the Silverberry instead because it is drought resistant and it is dense and there are leaves on it all year. Mr. Clotfelter said they would be in agreement to make that change. Commissioner Gillham made a motion to approve the variance to interior landscaping at 3%. Commissioner Freeman seconded the motion. The roll call vote was unanimous to approve the variance.

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

ATTEST:

Ashley Taylor, Secretary

Forrest Penny, Interim Chairman