

BOARD OF ZONING ADJUSTMENT
MINUTES
FOR MEETING HELD, FEBRUARY 23, 2010

MEETING: Shown herein is a summary of action taken at the Pine Bluff Board of Zoning Adjustment held February 23, 2010 at 4:00 p.m. in the City Hall Chambers.

QUORUM: Those members present included: Lou Taylor, Joe Clement, Evelyn Blunt, Jesse Kearney, Edward Long, and Don Scott
Excused Absence: Frank Hartwick and Gordon Reese

OTHERS

PRESENT: Others present include: Jerre George, Regional Planner, Lakishia Hill, Zoning Official, and other concerned citizens

CALL TO

ORDER: Chairman Taylor called to order the Pine Bluff Board of Zoning Adjustment meeting for February 23, 2010.

**CONSIDERATION
OF MINUTES:**

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

Item 1: Variance request by Gary Don Smith in regard to the erection of a fence with material other than allowed by ordinance on property located at 817 Blake Street and 4001 W. 9th Avenue.

No one was present to speak for this request.

Regional Planner George stated: There are two (2) different requests. The first is for the east side of the road. He has erected a fence on the east side of Blake Street like the fence he has erected on the west side of Blake Street. On the west side of the road he has permission from the Planning Commission to use metal material. He didn't on the east side. He thought when he got permission on the west side of the road he had permission for all his property. That is an easy error. He has gone ahead and erected it. He is trying to have the Board of Zoning Adjustment approval or he will have to remove it. We have recommended allowing him to do that. He has gotten it up. It looks nice. It shows cohesion between properties in the neighborhood. It makes sense to have similar fence on both sides of the road. So, we recommend approval of that request.

The second request is on the west side of Blake Street. He originally had some rust colored metal fencing up as screening. When the Planning Commission approved his

variance request for fence material they wanted him to use an earth tone color. What he would like to do, since he has the rust tone fencing already is to leave it up. I noticed that particular fence is pretty much away from most of the rest of it. In fact, I found that fencing to blend even more into the background than what he is putting up. So, we recommend approval of the request.

Commission Chair Taylor asked: Is there anyone here to speak against this request?

Alderman Janice Roberts stated: I am Janice Roberts member of the Pine Bluff City Council. What is the purpose for the erection of the fence? What will be stored behind the fence?

Regional Planner George stated: I don't know what the purpose is for him erecting the fence. As far as storing anything behind it, I don't know that either. If you own property, you can erect a fence, regardless.

Alderman Roberts stated: When application is made for a variance is there a purpose?

Regional Planner George stated: A fence is a legal use. He does not have to get a variance to put up a privacy fence.

Alderman Roberts asked: Why has the application been made?

Regional Planner George stated: Material. If he wanted to put up a wood privacy fence he would not have to come to the Board of Zoning Adjustment. This request is strictly regarding material and the color.

Commission Chair Taylor stated: I understand it's for security reasons to keep people out of that building.

Alderman Roberts stated: Very good, thank you.

Commission Chair Taylor asked: Is there anyone else here to speak for this request? (There were none) Do we have any questions of staff?

Commissioner Blunt asked: There were a lot of materials behind that house. Will that be hidden or cleaned up?

Regional Planner George stated: I don't know what is behind the fence but he can not have any junk or wrecked cars over there. He cannot have any kind of business unless it is a business that is allowed under ordinance and he gets a business permit.

Commission Chair Taylor asked: Any further questions of staff? If not, I will entertain a motion on this request.

Commissioner Long: I move we approve this request.

Commissioner Blunt: I second the motion.

Commission Chair Taylor asked if there any discussion of the motion. Since there was none, he asked all in favor of staff recommendation to approve the variance request to signify by saying “Aye”. All opposed signify with the same sign. The request was unanimously approved.

PLANNING DIRECTORS REPORT:

NONE

ADMINISTRATIVE MATTERS:

NONE

OPEN DISCUSSION:

NONE

ADJOURNMENT:

Commission Chair Taylor entertained a motion to adjourn.

The motion was made and seconded.

Commission Chair Taylor adjourned the meeting.

THESE MINUTES ARE ADOPTED THIS 30TH DAY OF MARCH 2010.

CHAIRMAN

SECRETARY