

CITY OF PINE BLUFF

Board of Zoning Adjustment

DECEMBER 1ST , 2020 4:00 p.m.

PINE BLUFF CONVENTION CENTER (SADLER RM)



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: 10-27-2020

OLD BUSINESS:

1. Variance request to use a metal material for fencing at 6506 S. Olive Street .

NEW BUSINESS: NONE

ADJOURN BOARD OF ZONING ADJUSTMENT TO GO INTO THE PLANNING COMMISSION MEETING.

**RECOMMENDATION
TO THE
PINE BLUFF BOARD OF ZONING ADJUSTMENT**

SUBJECT: Variance request to use metal material for fencing at 6506 S. Olive Street.

APPLICANT: Bill Dowdy

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Vacant / Cell tower
	South:	B-3, Highway Commercial		South:	Vacant
	East:	R-1, Residential		East:	SF Residential
	West:	R-1, Residential		West:	SF Residential

REVIEW COMMENTS

Applicant request approval to erect a metal fence along the front and part of his side front yards. This variance request is limited to a “type of material” request.

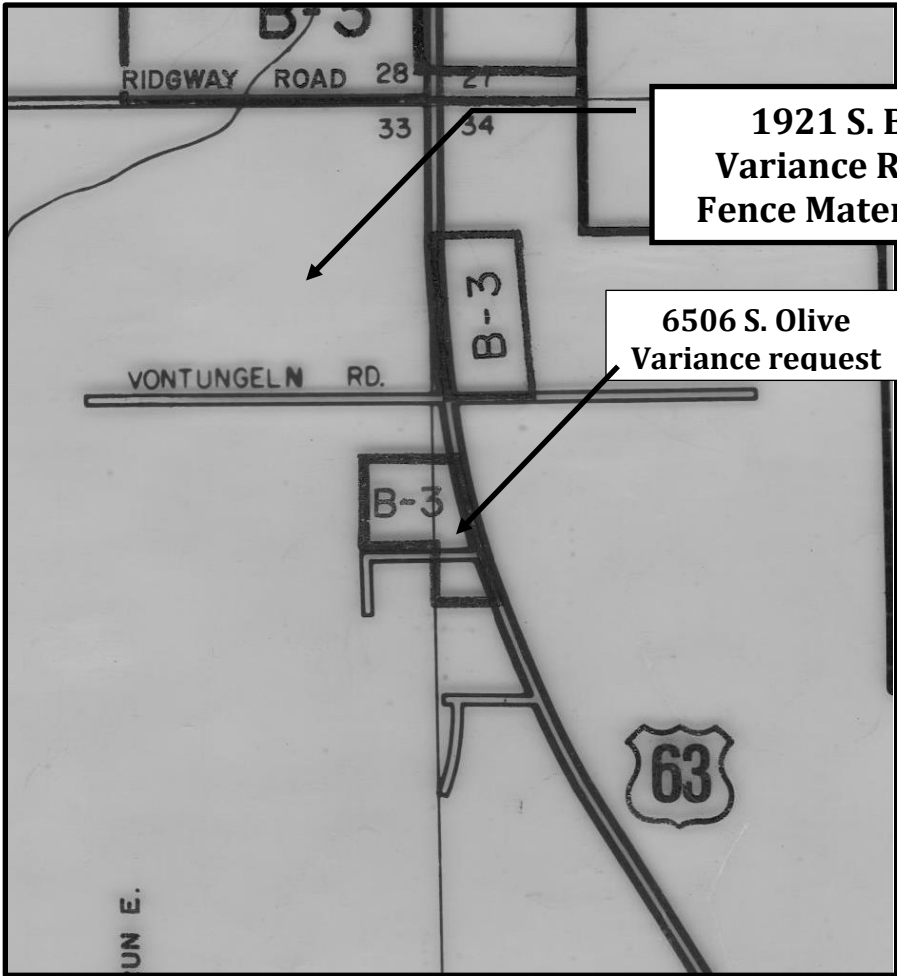
The Board has recently approved a couple of similar requests on material type. This request is similar to the Ohio Street request. Panels are to be 5 feet in height with structural steel supports as shown in photos attached. Color as chosen is listed as charcoal with trim. Finish has a 30 plus year guaranty.

The existing wood fence was required by the Highway Beautification Act and has been in place for about 30 years.

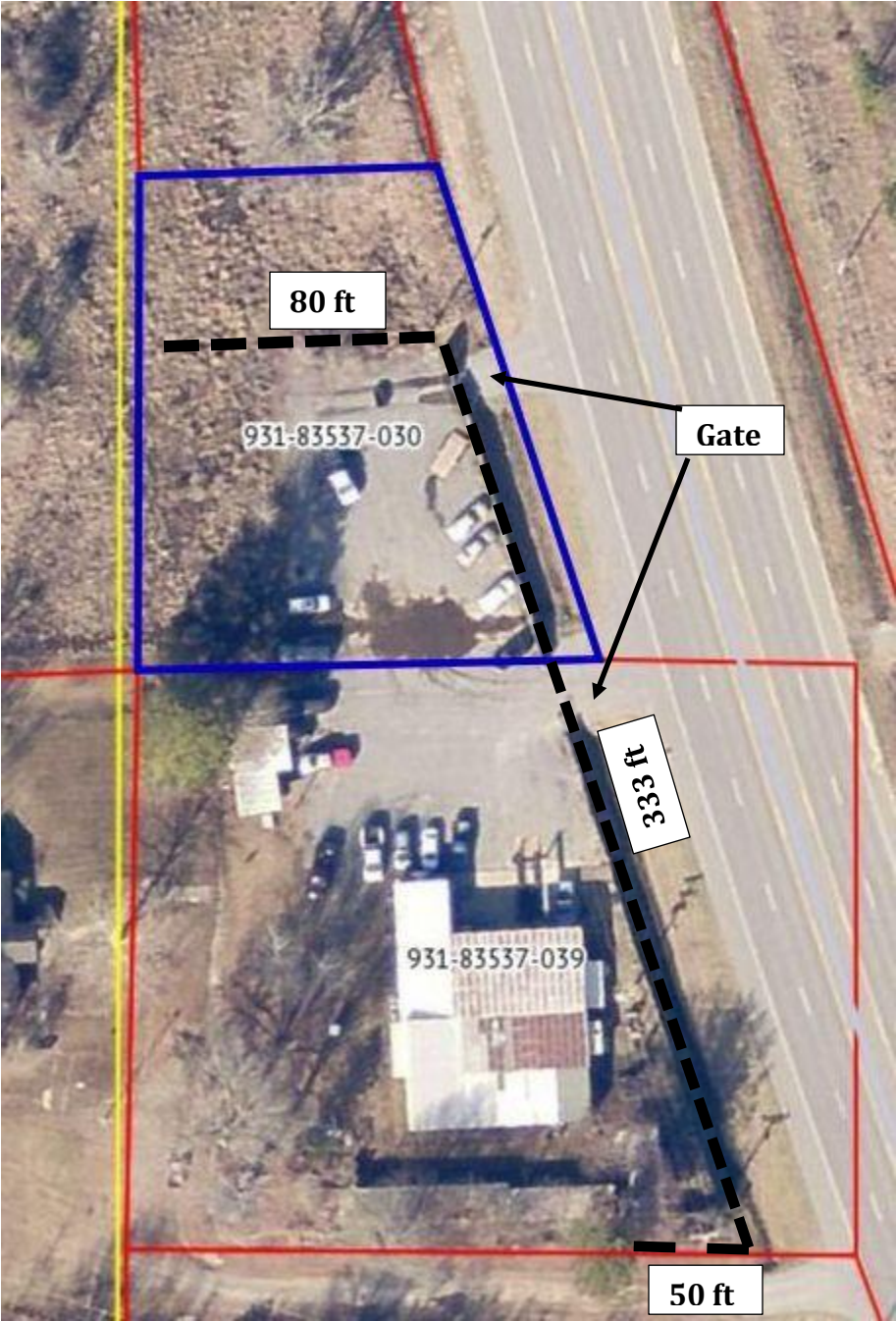
RECOMMENDATION

The purpose of the ordinance in this situation is to control the type of material to maintain a sense of appearance. The ordinance lists approved materials and metal is not listed as an approved material. By requiring this review, it allows the city to prevent unsightly rusted and recycled materials from being detrimental to the appearance and value of surrounding properties.

Recommend approval.













CHARCOAL
ALL PROFILES

Lakeshia Hill (Inspector)
(870) 692-7923

Case No. 2020-1899



CITY OF PINE BLUFF, ARKANSAS
Board of Zoning Adjustment Variance
Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.

Address/Location of Property: 6506 Olive St. Pine Bluff Ar. 71603

Legal Description: Hwy 63 Frontage

Size of Property (acres): 1/2-2 acres Current Zoning: Commercial Ward: ?

Variance Requested: Take old 6' wood privacy fence and replace with a 5'-sheet metal fence

Reason for Request: Has to be approved by the City planning - Commission.

Applicant / Agent

Name: Bill Walter c/o Superior F&W

Address: 1660 Hwy 63
Rison, Ar. 71665

Telephone: (870) 461-0200

Email: _____

Fax: _____

Property Owner (Must be filled out if different)

Name: Bill Dowdy

Address: 6506 Olive St.
Pine Bluff ar 71603

Telephone: 870-534-3290

Email: Southernwato@sbcglobal.net

Fax: 870-541-9026

Additional information/comments: All material will be Sch. 20 + Sch 40 - posts / 2-Runners of 1 1/4 sq. Tubing + D6Sgn or better / Sheets - (colored R-Panel) Heavy gauge w/Jam trim + corner trim.

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Bill Walter 10/28/20
Signature Date

Bill Walter % Superior F&W
Printed Name

Owner or Authorized Agent
(check one)

Bill Dowdy 10/29/20
Signature Date

Bill Dowdy
Printed Name

Owner or Authorized Agent
(check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

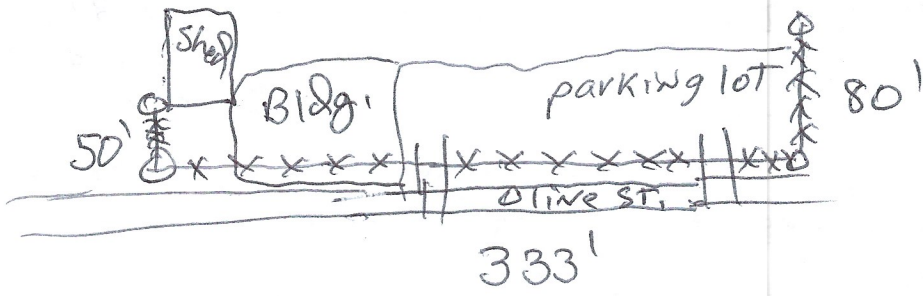
It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 telephonenumber: (870) 730-2020 fax: (870) 730-2170.

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

The development plan requirements for a variance application shall include a scaled graphic representation of what is proposed and a general statement as to the intent of use. The graphic representation shall include the following:

1. The location, size and use of buildings, signs, land and improvements;
2. The location, size and arrangement of parking space, loading space, driveways and street access;
3. The uses of adjoining property;
4. Scale, north arrow and vicinity map; and
5. Any additional information needed by staff because of conditions peculiar to the development.
6. A description of the current use of the property and reason for the variance request.



FOR OFFICE USE ONLY

APPLICATION FEE: BZA Variance - \$75.00

\$ _____
Amount Paid

Date

Rec'd by

Notice submitted to newspaper? _____

Hearing Notice date: _____

Property Photos in file? _____

Authorized Agent Letters Received from ALL Property Owners? (if applicable) _____