

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 28TH, 4:00 P.M.
PINE BLUFF CONVENTION CENTER



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 31st,2021, meeting

OLD BUSINESS: NONE

NEW BUSINESS: NONE

1. Variance request to enclose and convert a carport to a living space at 1911 King Street which would reduce required parking.

ADJOURN TO PLANNING COMMISSION MEETING

This application comes before the Board of Zoning Adjustment
RECOMMENDATION
TO THE
PINE BLUFF BOARD OF ZONING ADJUSTMENT

SUBJECT: Variance request to enclose and convert a carport to living space at 1911 King Street which would reduce the required parking.

APPLICANT: Jessie Shorter

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	S.F. Residential
	South:	R-3, Residential		South:	S.F. Residential
	East:	R-3, Residential		East:	S.F. Residential
	West:	R-3, Residential		West:	S.F. Residential

REVIEW COMMENTS

Applicant request permission to enclose a carport (parking space) and convert it into living space. City parking requirements require 600 square feet of hard surface parking per residential use. The ordinance further states “For the purpose of this division, calculations for parking space shall not be included in any part of any required front yard, unless specifically provided for in the district use regulations. Front yards shall not be paved except for proper ingress and egress. Required front yards shall be maintained as green areas or shall be appropriately landscaped.”

King Street is platted with a 60-foot right-of-way which is unusual for a local residential street especially one that only extends approximately 11 blocks with no possibility of extension due to existing use and Lake Saracen. Normal residential streets are platted to a width of 50 feet and improved to a width of 24 feet including curb.

The aerial photo on page three indicates the approximate distance from the edge of the residence to the property line (roughly 25 feet). There is a car indicated in the aerial showing separation from the house to the property line and the width of the hard surfaced driveway is wide enough for 2 vehicles. The circled areas indicate surrounding properties that have similar situations.

VARIANCE

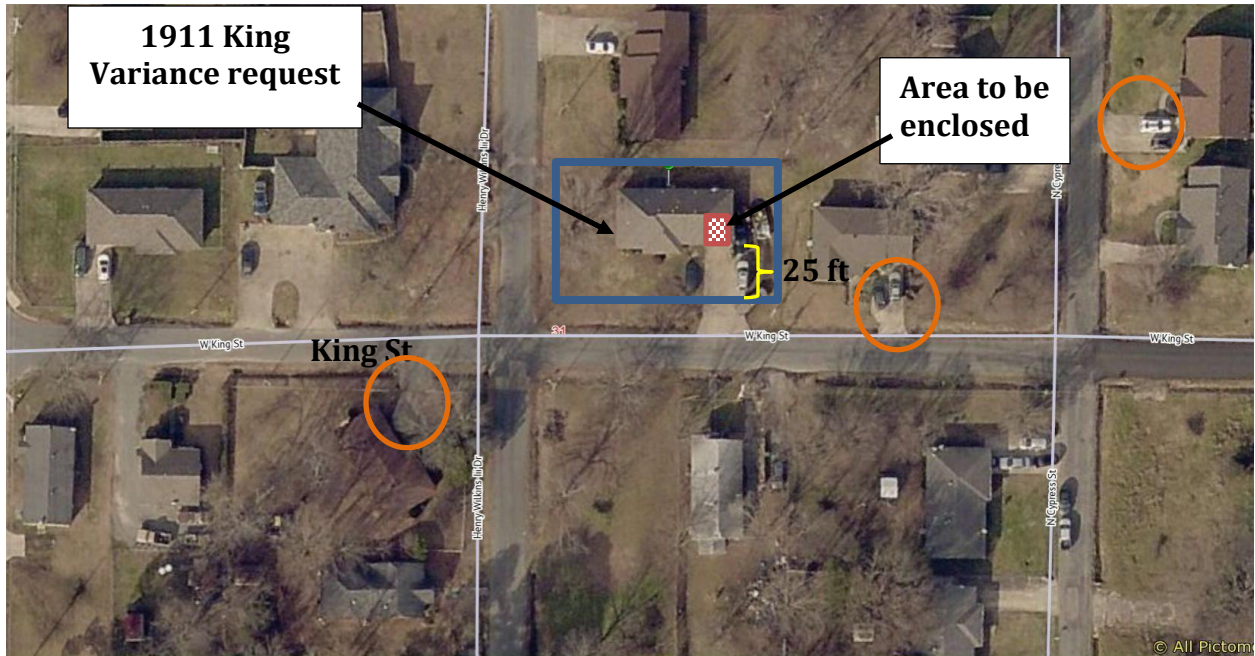
**AGENDA ITEM #1
1911 KING STREET
SEPTEMBER 28, 2021**

Another provision of the residential parking requirements states, “No parking shall be allowed within the first ten (10) feet of any front yard adjacent to the street right-of-way in all residential zoning districts, except when parked on a hard-surfaced driveway. “

RECOMMENDATION

Staff believes the nonstandard width of the street, the surrounding similar situations and the provision of the ordinance though stating “No parking shall be allowed within the first ten feet of any front yard” also states “except when parked on a hard surfaced driveway” allows this variance request to be approved. Note in the aerial, the applicant’s driveway is concrete from the improved portion of the street to the front of the structure.









VARIANCE

**AGENDA ITEM #1
1911 KING STREET
SEPTEMBER 28, 2021**



*A **variance** from the terms of this ordinance shall not be granted by the board of adjustment unless or until:*

(1) A written application for a variance is submitted demonstrating:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are applicable to other lands, structures, or buildings in the same district;*
- b. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;*
- c. That the special conditions and circumstances do not result from the actions of the applicant;*
- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district;*
- e. No nonconforming use of neighborhood lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.*

Case No. 0021-11649



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: 1911 King Street

Legal Description: Doris Add West - Block 44 - Lot 3

Size of Property (acres): 74ft x 120ft Current Zoning: R-3 Ward: 4

Variance Requested: Request to enclose carport and convert into a living space

Reason for Request: Street right-of-way extends approximately 20ft into front yard area which appears to be front yard of the property. The street department has no plans for use of the right of way so I ask that it be considered front yard and grant a variance to enclose carport. From street edge to the edge of carport is approximately 40ft clearance.

Applicant / Agent

Name: Jessie Shorter

Address: 1911 King Street

Pine Bluff, AR 71603

Telephone: 870-209-5863

Email: jessieeshorter@sbcglobal.net

Fax: _____

Property Owner (Must be filled out if different)

Name: Same as Applicant

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: I would like to enclose this space to provide my 17 year old niece with her own living space. An additional room is needed to accommodate my family size. I have recently paid off my home and would like to invest in this addition for the future of my family.

Jessie E. Shorter
Applicant / Business Owner Signature

09/11/2021
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.)

Signature _____ Date _____

Signature _____ Date _____

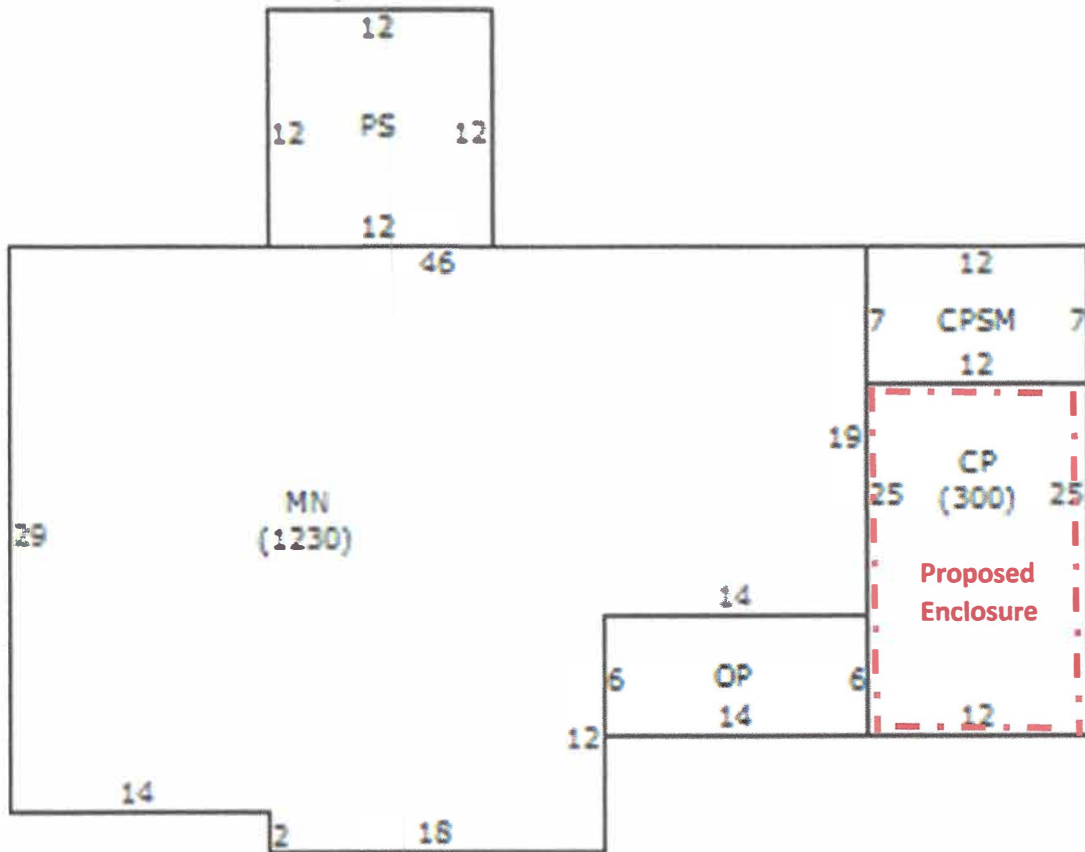
Printed Name _____
Owner _____ or Authorized Agent _____
(check one)

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.



HENRY WILKINS III DR

60

80'

74'

120'

1911

TRACT 2

TRACT 1

120'

80'

12' U.E.

74'

KING ST.

30' ROW

29'

CYPRESS ST.

12

