

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
NOVEMBER 29<sup>TH</sup>, 2022, 4:00 P.M.  
PINE BLUFF CONVENTION CENTER



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: October 25th, 2022**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to the subdivision regulations reducing the lot area and lot width requirements for R-2, zoned properties. The property is located at the northwest corner of W. 33<sup>rd</sup> and Plum and is zoned R-2, Residential.
2. Variance request to allow six-foot chain-link fencing with barb wire in the front and side yard. The property is zoned B-3, Highway Commercial and is located at 3210 and 3212 W. 6<sup>th</sup> Avenue.

**ADJOURN TO PLANNING COMMISSION MEETING**

**VARIANCE**

**AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Variance request to the subdivision regulations reducing the lot area and lot width requirements for R-2, zoned properties. The property is located at the northwest corner of W. 33<sup>rd</sup> and Plum and is zoned R-2, Residential.

**APPLICANT:** Urban Renewal Agency – Chandra Griffin

**ZONING AND LAND USES:** R-2, Residential

<b>ZONING:</b>	North:	R-2, Residential	<b>LAND USE:</b>	North:	Library
	South:	R-2, Residential		South:	Fordyce Bank & Trust
	East:	R-2, Residential		East:	Arts Center
	West:	R-2, Residential		West:	Vacant / Residential

**HISTORY**

No variance requests in area.

**REVIEW COMMENTS**

Applicant requests a reduction in lot area requirements and lot width as identified in the R-2 section of the Zoning code. Subdivision regulations require subdivision of properties to meet the lot size and area requirements based on zone. As it exists the parcel of land in question is two lots of 60 x 154 each. The R-2 section of the zoning code specifies the lot area to be a minimum of 7200 square feet with a minimum lot width of 60 feet.

It is proposed that the parcel of land be replatted to three lots with the following dimensions:

- Lot A = 58 x 120 (6960 square feet)
- Lot B = 55 x 96 (5300 square feet)
- Lot C = 65 x 96 (6069 square feet)

The greater deviation is in square feet numbers. As for lot width the narrowest lot would be 5 feet less than the 60-foot minimum requirement. Setbacks would still be required. Lots B & C have substantial deviation form the minimum area size with lot B being 1900 square feet under the 7200 square foot minimum.

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NOVEMBER 29<sup>TH</sup>, 2022**

The recently adopted Comprehensive Plan identifies a lack of adequate housing citywide and suggests greater flexibility and notes that 5000 square feet should be the average lot size not the minimum. The property is located in one of the three Urban Renewal areas with emphasis on reinvesting and rehabilitation of neighborhoods. The Urban Renewal Neighborhood Enhancement Act adopted by city council in Resolution 4520 recognizes the discrepancies in housing stock and vacant lots and the need for in-fill housing to bring ownership and people back into neighborhoods.

Lot B as the smallest lot created would allow a residential structure with a maximum size of 2295 square feet which is on par with a majority of homes in the surrounding properties.

**RECOMMENDATION**

Based on the Neighborhood Enhancement Act and location within an Urban Renewal area staff recommends approval allowing the Urban Renewal Agency to submit their replat request to the Zoning Official with lots having dimensions as submitted.

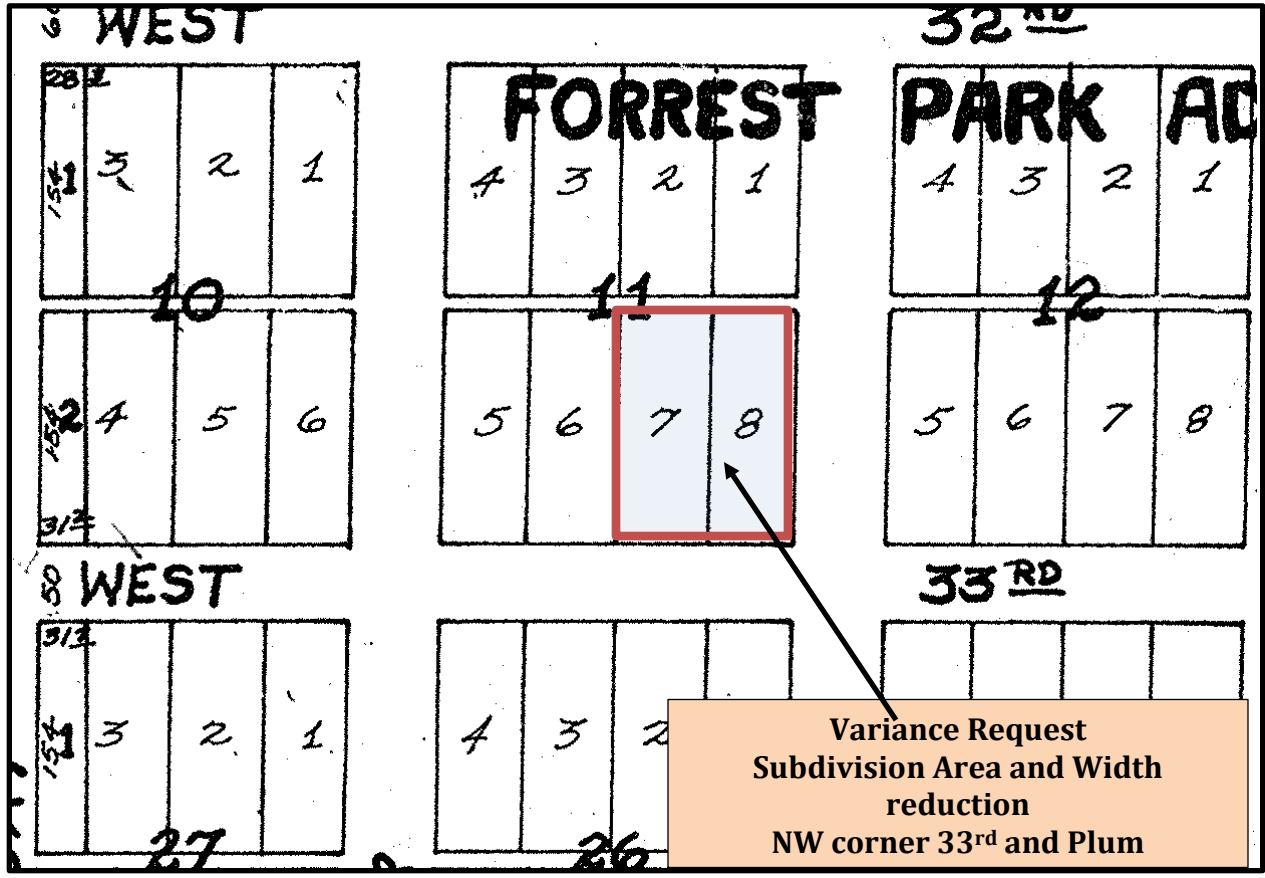
VARIANCE

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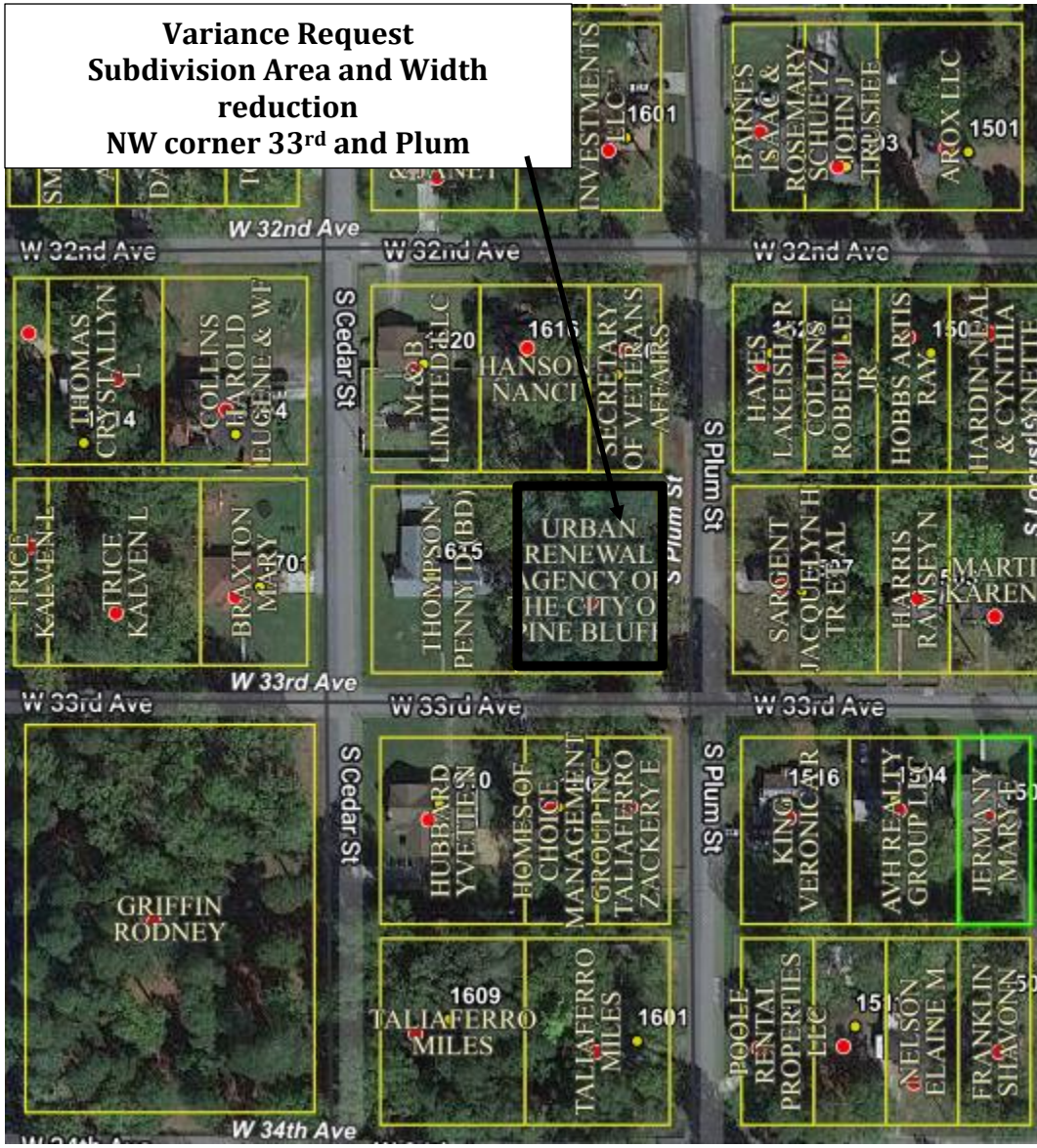
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VARIANCE

AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022





VARIANCE

AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022



NW Corner of 33<sup>rd</sup> and Plum



**VARIANCE**

**AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022**



**Surrounding Area Houses**



**Surrounding Area Houses**



**VARIANCE**

**AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022**



**Surrounding Area Houses**



**Surrounding Area Houses**

**VARIANCE**

**AGENDA ITEM #1  
NW CORNER 33<sup>RD</sup> AND PLUM  
NOVEMBER 29<sup>TH</sup>, 2022**



**Surrounding Area Houses**



Case No. 2022-



# 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: Parcel # 930-20226-000  
Legal Description: Forrest Park Add BLK11, Lot 7+8  
Size of Property (acres): 120x154 2 lots Current Zoning: R-2 Ward: 2  
Variance Requested: variance of lot size and width  
Reason for Request: 2 or 3 new homes to be built by Urban Renewal

#### **Applicant / Agent**

Name: Chandra Griffin  
Address: 417 W. 6th  
Pine Bluff AR 71601  
Telephone: 870-209-0323  
Email: Chandra@cityofpinebluff-ar.gov  
Fax: \_\_\_\_\_

#### **Property Owner (Must be filled out if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Additional information/comments: \_\_\_\_\_

#### **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.)*

<u>Chandra Griffin</u>	<u>10/14/22</u>	_____	_____
Signature	Date	Signature	Date
<u>Chandra Griffin</u>	_____	_____	_____
Printed Name	_____	Printed Name	_____
Owner _____ or Authorized Agent <input checked="" type="checkbox"/>	_____	Owner _____ or Authorized Agent _____	_____
(Check one)		(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 telephone: (870) 730-2020 fax: (870) 730-2170.*



## Pine Bluff Urban Renewal Agency

**Chandra Griffin**

*Executive Director*

Mobile: (870) 209-0323  
chandra@cityofpinebluff-ar.gov

10/14/22

RE: Variance request for Parcel # 930-2006-000

The past use of the property has been a wooded vacant lot at the corner of West 33<sup>rd</sup> and Plum St. Currently the land has been cleared of all trees etc. The Urban Renewal request the variance of current lot size of 7,200 sq ft and 60 feet wide to accommodate 2 or 3 new homes built by Urban Renewal under the Neighbor Enhancement Act introduced by Go Forward Pine Bluff.

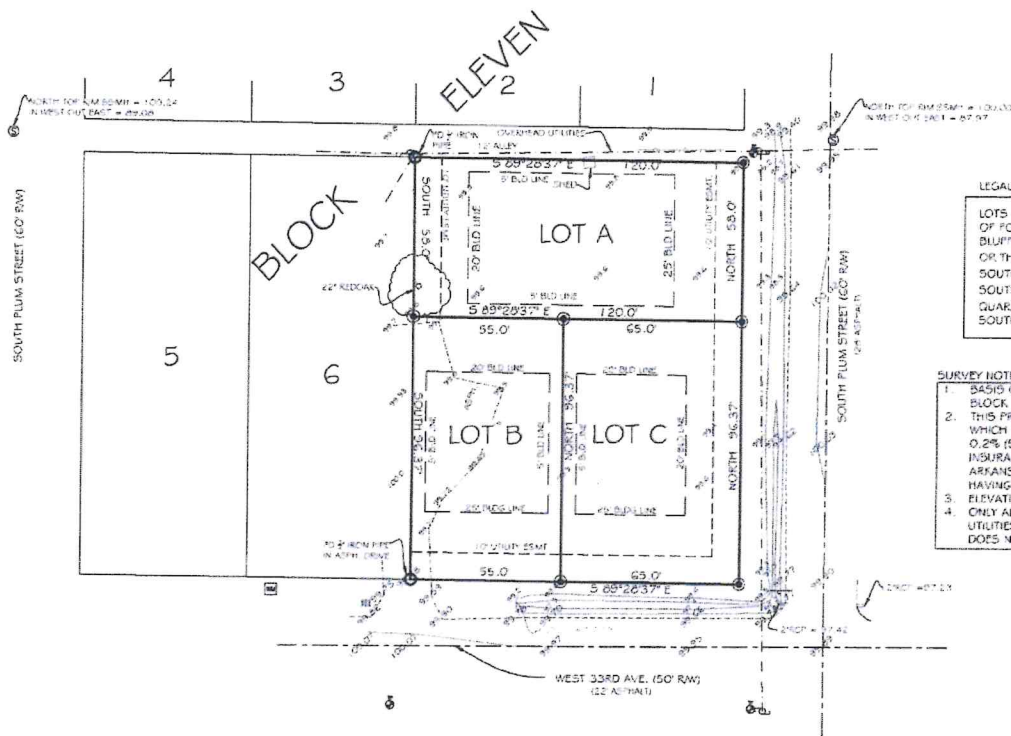
Chandra Griffin

Executive Director

Pine Bluff Urban Renewal Agency



REPLAT OF LOTS 7 AND 8 IN BLOCK 11  
 OF FORREST PARK ADDITION TO THE  
 CITY OF PINE BLUFF, ARKANSAS  
 COMPRISING LOTS 14 AND 15 OF SECTION 16,  
 TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.



LEGAL DESCRIPTION OF PROPERTY TO BE RE-PLATTED

LOTS SEVEN (7) AND EIGHT (8) IN BLOCK ELEVEN (11) OF FORREST PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, SAME BEING LOCATED IN LOT 14 OR THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND LOT 15 OR THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.

SURVEY NOTES:

1. BASIS OF BEARING IS NORTH ALONG THE EAST LINE OF BLOCK 11, FORREST PARK ADDN.
2. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% (500YR) FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PINE BLUFF, ARKANSAS COMMUNITY PANEL NO. 0501 05-0205-D HAVING AN EFFECTIVE DATE OF MARCH 16TH, 2009.
3. ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
4. ONLY ABOVEGROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN LOCATED ON SURVEY. SURVEYOR DOES NOT GUARANTEE THAT ALL ARE SHOWN.

LEGEND

- ⊕ TELEPHONE PEDESTAL
- ⊠ WATER METER
- ⊞ POWER POLE & GUY
- ⊙ SANITARY SEWER MANHOLE
- ⊠ FIRE HYDRANT
- ⊙ ELEVATION SPOTSHOT
- ⊙ FOUND SURVEY MARKER (AS DESCRIBED)
- ⊙ SET 1/2" REBAR W/CAP OR AS NOTED

WE, THE UNDERSIGNED, OWNERS OR THE DESIGNATED REPRESENTATIVE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN, WITNESS OUR HAND ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

RECORDING DATA: THIS DOCUMENT IS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 IN PLAT CABINET \_\_\_\_\_ AT SLOT \_\_\_\_\_.

CIRCUIT CLERK AND RECORDER:  
 BY: \_\_\_\_\_

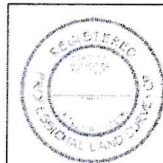
FOR RESTRICTIVE COVENANTS AND BILL OF ASSURANCES SEE DEED RECORD BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_.

CERTIFICATION OF SURVEYOR: I, KELLY W. TAYLOR, ARKANSAS P.L.S. #1205, DO HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE FINDINGS AND RESULTS OF A SURVEY MADE BY ME. ALL MONUMENTS SHOWN WERE EITHER FOUND OR SET BY ME AND ARE THE TRUE SIZE AND MATERIAL SHOWN.

KELLY W. TAYLOR, \_\_\_\_\_  
 P.O. BOX 21415  
 WHITE HALL, AR 71612  
 DATE: \_\_\_\_\_

APPROVAL: HAVING REVIEWED THIS DOCUMENT AND FINDING IT IN COMPLIANCE WITH THE PINE BLUFF SUBDIVISION RULES AND REGULATIONS AS SET FORTH UNDER THE CONDITIONS OF ORDINANCE # \_\_\_\_\_ THIS DOCUMENT IS GRANTED FINAL APPROVAL BY THE PINE BLUFF ZONING ADMINISTRATOR.

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

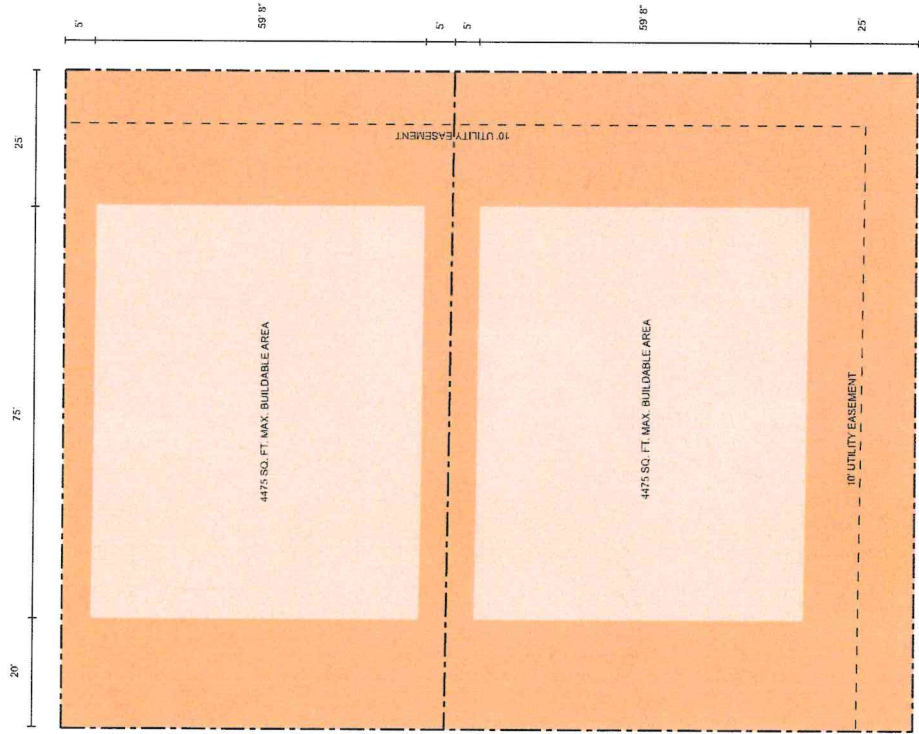


**TAYLOR SURVEYING**  
 P. O. BOX 21415, WHITE HALL, AR. 71612  
 Office 870-535-7970 - Cell 870-540-6581  
 email address: ktaylorpls@zcom.com  
 SURVEYED FOR:  
 PINE BLUFF URBAN REDEVELOPMENT AGENCY  
 RE-PLAT OF LOTS 7 AND 8, BLOCK 11  
 FORREST PARK ADDITION TO THE  
 CITY OF PINE BLUFF, JEFFERSON CO., ARKANSAS  
 DATE: 02-16-2022 SCALE: 1" = 30'

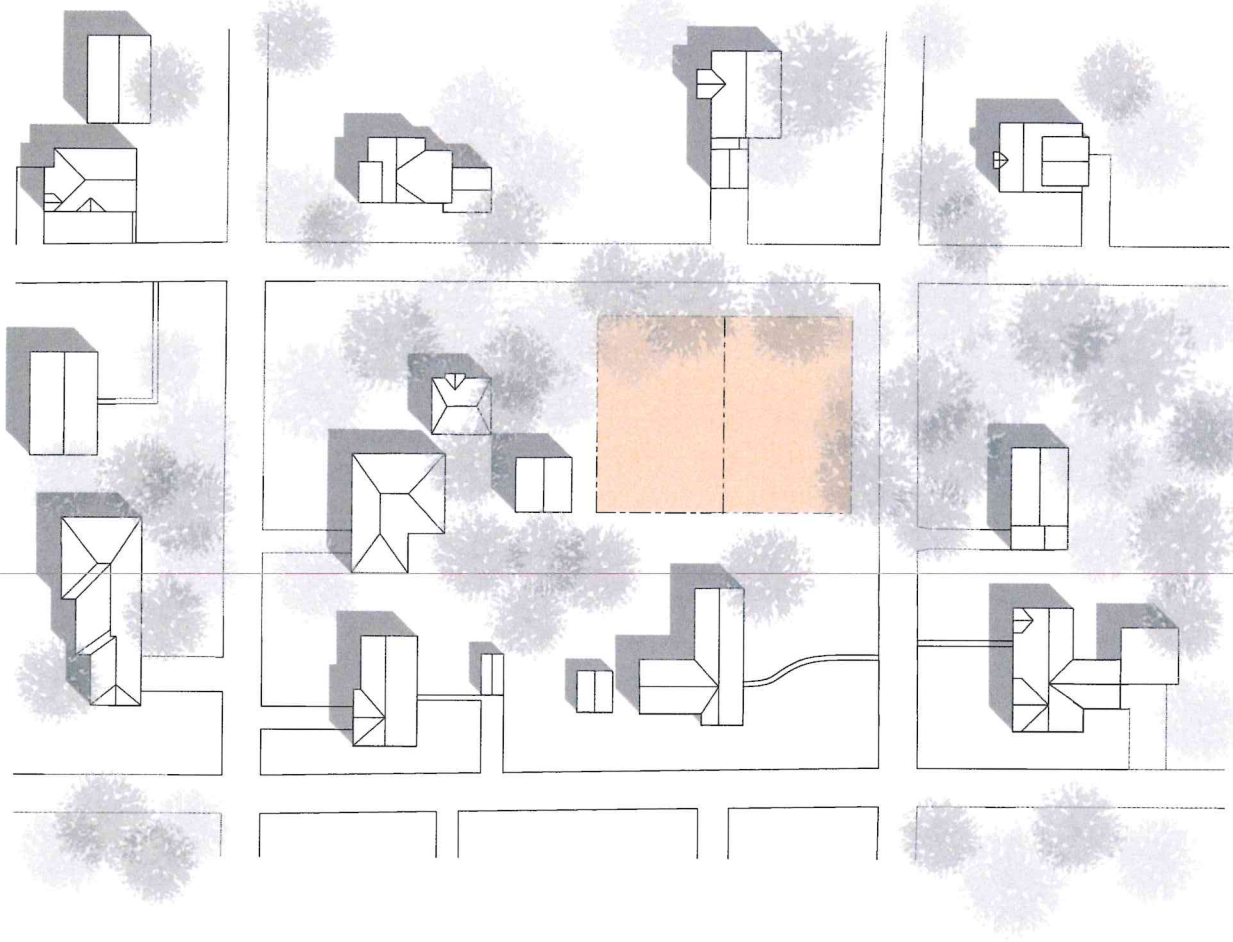
# Corner of W. 33rd Ave. and S. Plum St. Zone R-2

As stipulated in the Pine Bluff municipal code, Article IV, Sec. 29-102:

- minimum front yard setbacks are 25'
- minimum back yard setbacks are 20'
- minimum side yard setbacks are 5'
- on corner lot, minimum setbacks from street edge are 20'
- buildable area is 40% of total site area



S PLUM STREET



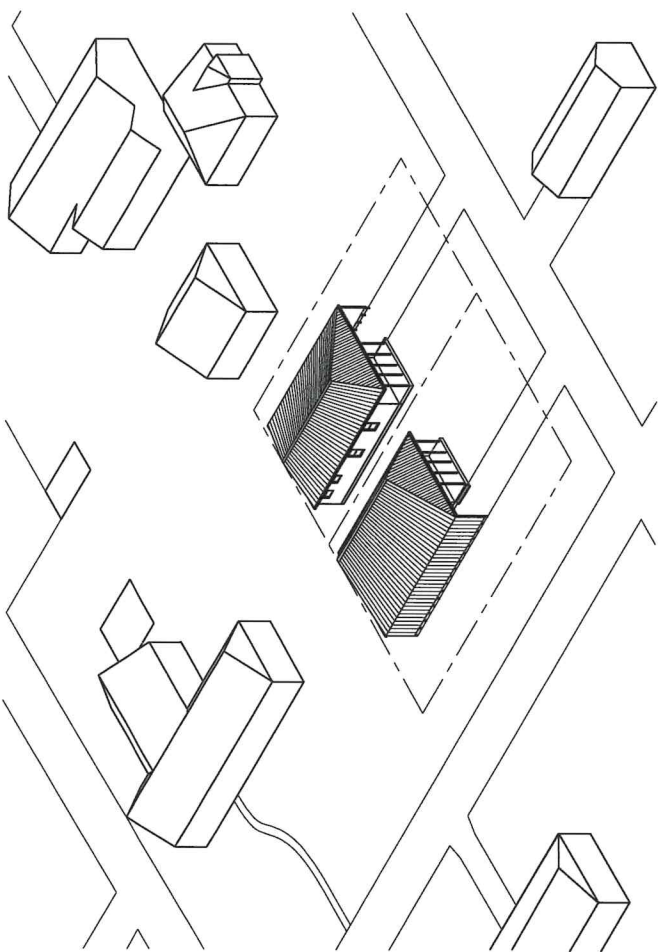
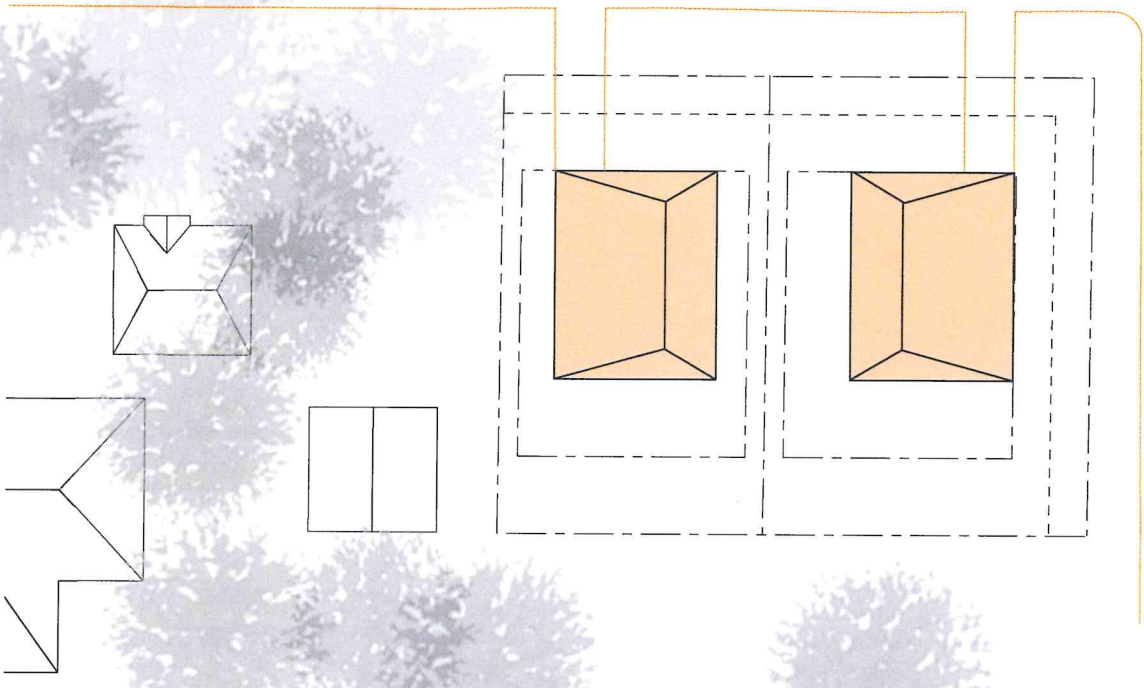
Corner of W. 33rd Avenue and S. Plum Street





S PLUM STREET

W 33RD AVENUE





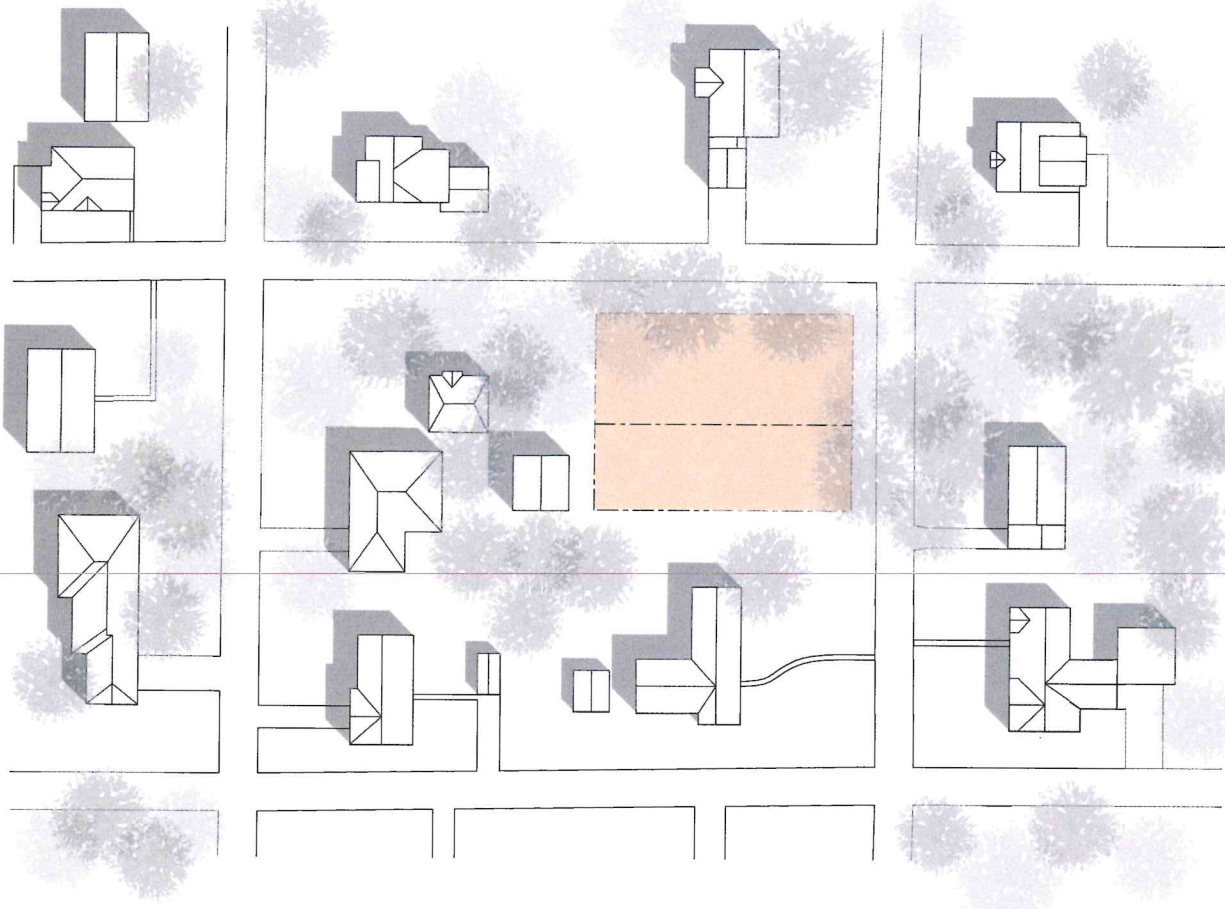
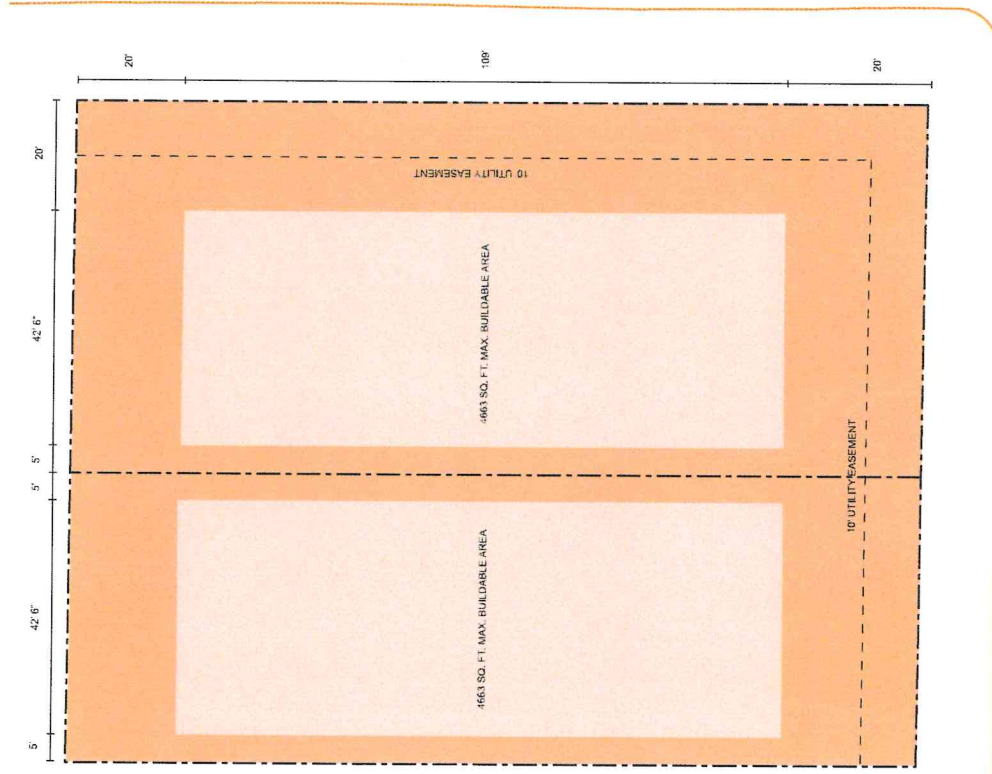




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Corner of W. 33rd Avenue and S. Plum Street 













VARIANCE

AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022

RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION

**SUBJECT:** Variance request to allow six-foot chain-link fencing with barb wire in the front and side yard. The property is zoned B-3, Highway Commercial and is located at 3210 and 3212 W. 6<sup>th</sup> Avenue.

**APPLICANT:** Antoine Burton

**ZONING AND LAND USES:** B-3, Highway Commercial

ZONING:	North:	I-3, General Industrial	LAND USE:	North:	Vacant / Wooded
	South:	R-3, Residential		South:	Vacant
	East:	B-3, Highway Commercial		East:	Wooded / Dave’s Auto Ctr Bldg.
	West:	B-3, Highway Commercial		West:	Vacant / Cleared

**HISTORY**

- 2009 500-510 E. 22<sup>nd</sup> - Residential – chain link in front yard (Denied)
- ???? 2505 S. Olive – B-3 - chain link in front yard & height (Approved)
- 9-26-2017 4208 Camden - RMF – chain link in front yard & height (Approved)
- 9-29-2020 3002-3008 Midland – I-1– chain link in front yard & height (Approved)
- 1-26-2021 4001 Faucett – B-1 – chain link in front yard (Approved)
- 8-31-2021 2400 W. 6<sup>th</sup> Variance for 6 ft fence in front for security - Approved
- 10-26-2021 2400 W. 6<sup>th</sup> Variance for 6 ft fence in front for security - Approved

**REVIEW COMMENTS**

Applicant is requesting variance approval to install perimeter fencing with 6-foot height and barb wire in the front (Sycamore side) and north side (W. 6<sup>th</sup> Street side). City ordinance allows fencing in the front yard; however, it states that it should be ornamental and limited to 42 inches in height unless otherwise permitted. Barb wire fencing is allowed as a part of a **security development plan** and must be located at a minimum of 6 ½ feet from the ground.

Based on applicant’s drawing, the intent is to place the fence 20 feet off the Sycamore and W. 6<sup>th</sup> right-of-way. In doing this it would eliminate issues with visibility entering or exiting the site. The remainder of the fence would be along the south and east lot lines. Following discussion with Mr. Burton this request is

**VARIANCE**

**AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022**

being made for security purposes. Applicant intends to operate a contractor's office and have equipment storage (trucks, trailers, etc.) on site. Details on the outside storage of contractor's equipment was not provided in the application.

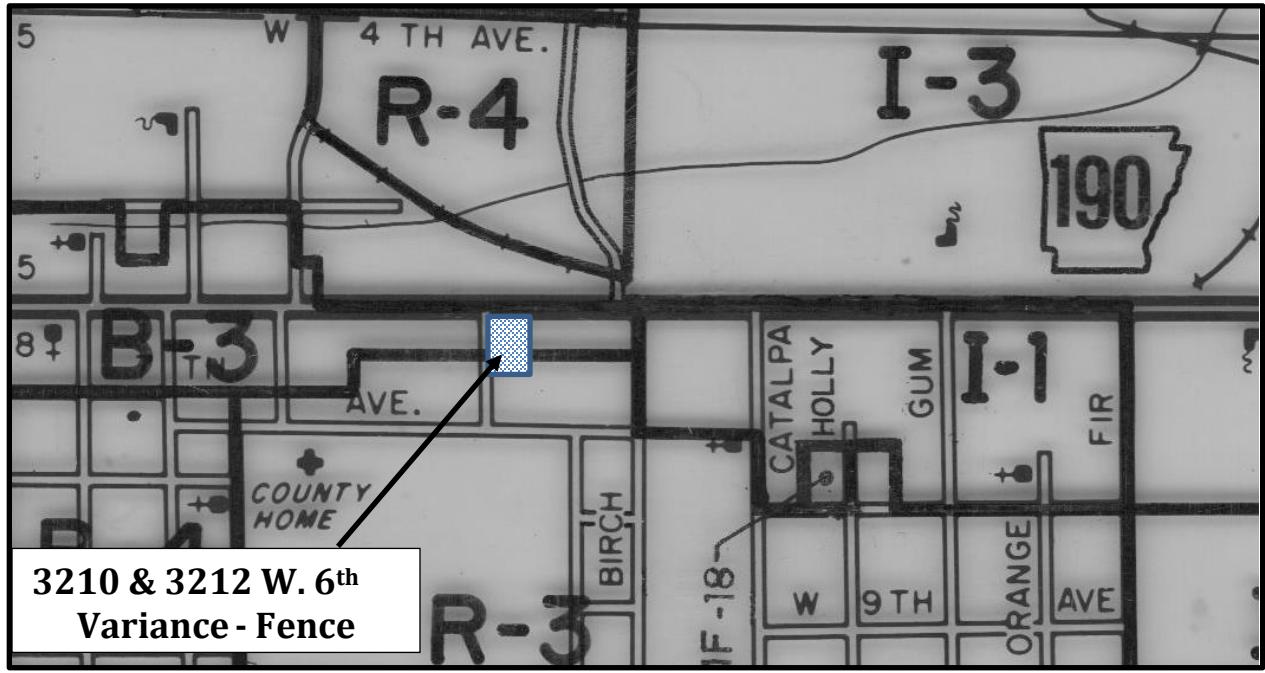
As a note a contractor office is permitted in a B-3 zone when operated as a normal business office without outside storage of heavy contractor equipment (dump trucks, dozers, lowboy trailers) as well as construction materials. Contractor equipment storage yards require an Industrial zoning class.

**RECOMMENDATION**

As noted in the "History" section of this review, the commission has approved similar requests in the past. A similar site with 6-foot chain link around the property is the Car-mart site at the intersection of W. 6<sup>th</sup> and Blake. Staff recommends approval based on past approvals and the intended use as security fencing. An accurate site plan with actual dimensions should be added as a condition as well as no storage of construction materials or heavy equipment in the front (Sycamore) yard. Applicant should be aware that should the property be determined to be out of compliance with the zoning use requirements (office use vs contractor storage yard) the property shall be deemed out of compliance and be subject to enforcement action to remedy the use violation.

VARIANCE

AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022



Zoning Map



VARIANCE

AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022



Ownership Aerial

VARIANCE

AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022



Site Photo



**VARIANCE**

**AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022**



**Partial front view**



**VARIANCE**

**AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022**



**View from 6<sup>th</sup> down west side of property**

**VARIANCE**

**AGENDA ITEM #2  
3210 & 3212 W. 6<sup>TH</sup> AVENUE  
NOVEMBER 29<sup>TH</sup>, 2022**



**View from Sycamore (west side of property down 6<sup>th</sup>**

Case No. 2022-2058



# 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: 3210 / 3212 W. 6th Ave Pine Bluff, Ark

Legal Description: OFFICE BUILDING

Size of Property (acres): 1 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

Variance Requested: VARIANCE TO ALLOW CHAINLINK FENCING ON / GARBENITE IN FRONT OF PROPERTY. 6' HIGH FENCING.

Reason for Request: TO SECURE PROPERTY & EQUIPMENT THAT WILL BE ON SITE. ALSO TO KEEP PEOPLE FROM IDEAS DRUGS & BURNING RUBBER TIRES ON PROPERTY.

#### Applicant / Agent

Name: ANTOINETTE BURTEN

Address: P.O. Box 6406 Long Bluff Ark 71611

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

#### Property Owner (Must be filled out if different)

Name: ANTOINETTE BURTEN

Address: \_\_\_\_\_

Telephone: (870) 718-2106

Email: antoine@allin1properties.com

Fax: N/A

Additional information/comments: \_\_\_\_\_

Antoinette Burtan  
Applicant / Business Owner Signature

10/27/2022  
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		Printed Name	
Owner _____ or Authorized Agent _____ (Check one)		Owner _____ or Authorized Agent _____ (Check one)	

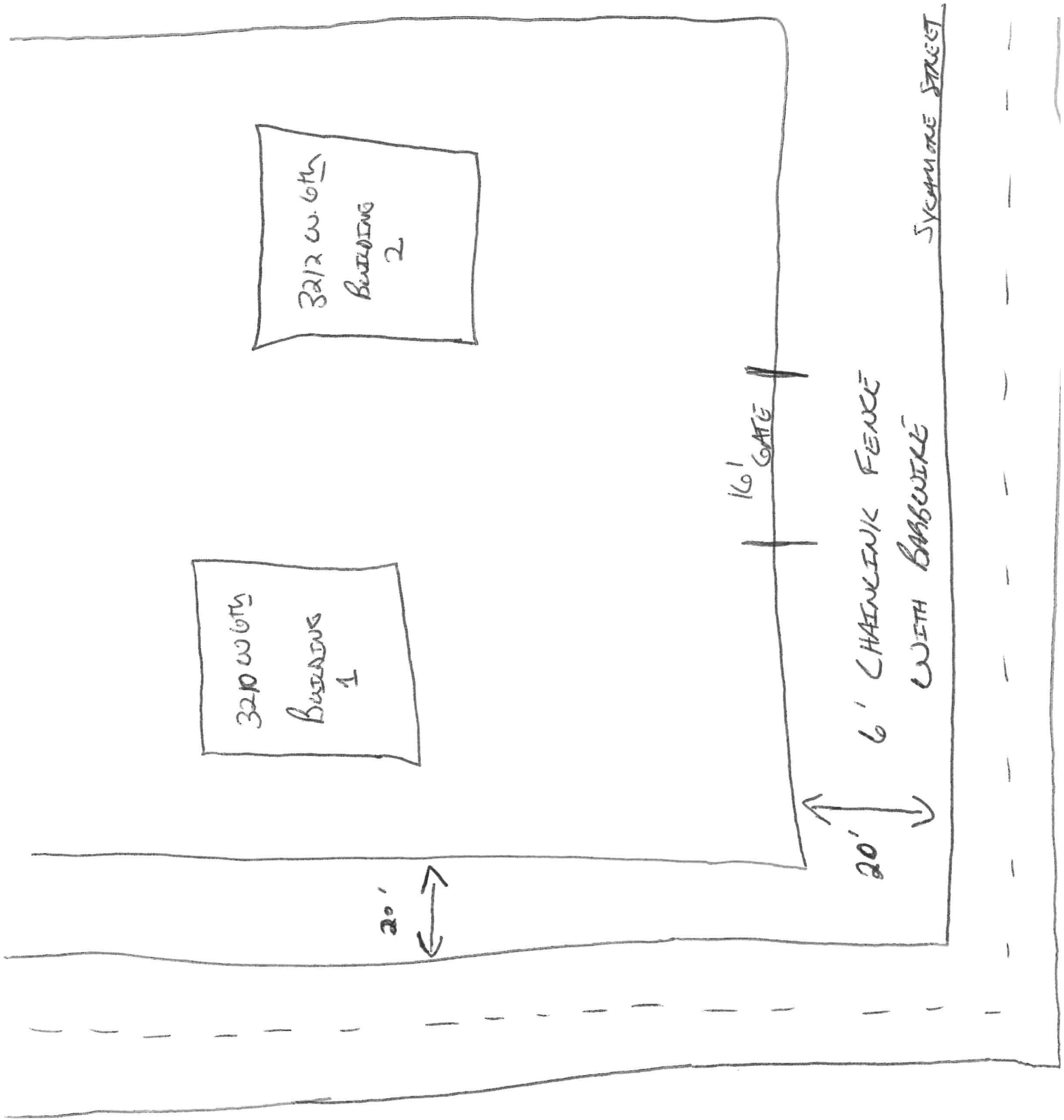
Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• 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 telephone: (870) 730-2020 fax: (870) 730-2170.*



W. 6th Ave



3210 W. 6th  
BUILDING 1

3212 W. 6th  
BUILDING 2

16' GATE

6' CHAINLINK FENCE  
WITH BARBWIKE

SYCAMORE STREET

20'

20'







