

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
FEBRUARY 27TH, 2024 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: January 30, 2024, minutes

OLD BUSINESS: NONE

NEW BUSINESS:

1. Variance request to allow temporary placement of 3-4 metal storage containers at 511 Mallard Loop in a B-3, Highway Commercial zone.
2. Variance request to allow continued placement and use a metal storage container at 6000 W. Barraque in an R-1, Residential zone.

ADJORN TO PLANNING COMMISSION MEETING

VARIANCE

**AGENDA ITEM #1
511 MALLARD LOOP
FEBRUARY 27TH, 2024**

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

SUBJECT: Variance request to allow temporary placement of 3-4 metal storage containers at 511 Mallard Loop in a B-3, Highway Commercial zone.

APPLICANT: Jasson Shaw

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	R-1, Residential	LAND USE:	North:	Bayou Bartholomew
	South:	B-3, Highway Comm.		South:	Vacant / Commercial Uses
	East:	B-3, Highway Comm.		East:	Retail / Offices
	West:	R-1, Residential		West:	Bayou Bartholomew

HISTORY

No similar request within this area.

REVIEW COMMENTS

Applicant requests approval to locate 3-4 40-foot commercial metal containers on the lot at 511 Mallard Loop for the purpose of storage during hotel renovation. After talking with the applicant, it was noted that the containers will be located in the rear of the property and the estimated time of use is less than 2 months. The renovation will include the replacement of mattresses and furniture with the old furniture and mattresses being donated.

RECOMMENDATION

Since this is a temporary situation staff recommends approval.



Zoning Map



Ownership map

VARIANCE

**AGENDA ITEM #1
511 MALLARD LOOP
FEBRUARY 27TH, 2024**



Aerial Photo

VARIANCE

**AGENDA ITEM #1
511 MALLARD LOOP
FEBRUARY 27TH, 2024**



Front View



Rear view looking north

VARIANCE

**AGENDA ITEM #1
511 MALLARD LOOP
FEBRUARY 27TH, 2024**



Rear view looking east

Case No. 2024-147



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: 511 Mallard Loop, Pine Bluff, AR. 71603

Legal Description: Hotel

Size of Property (acres): 2 Acres Current Zoning: B-3 Ward: 2

Variance Requested: Need 3-4 temporary metal Mail-mini;
containers for renovation storage

Reason for Request: Storage for renovating hotel

Applicant / Agent

Name: Jason Shah
Address: 511 Mallard Loop
Pine Bluff, AR. 71603
Telephone: 700-880-4606
Email: JASON@SANTURF.COM
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.)

Signature Jason Shah Date 1/9/24

Printed Name
Owner _____ or Authorized Agent ☒
(Check one)

Signature _____ Date _____

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

**External**

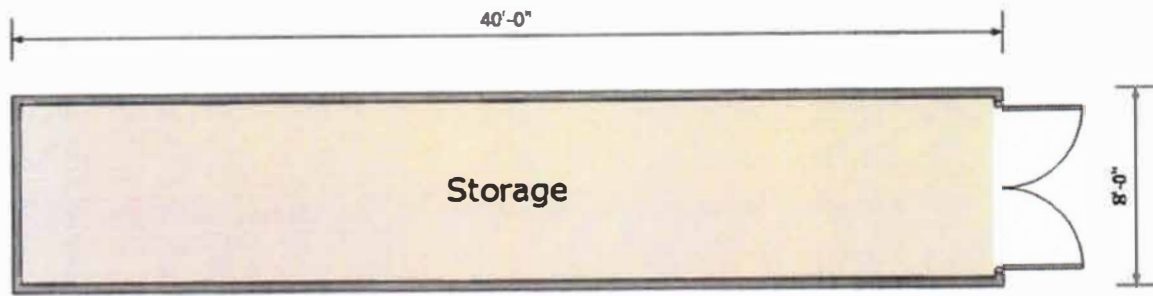
8' W
40' L
8' 6" H

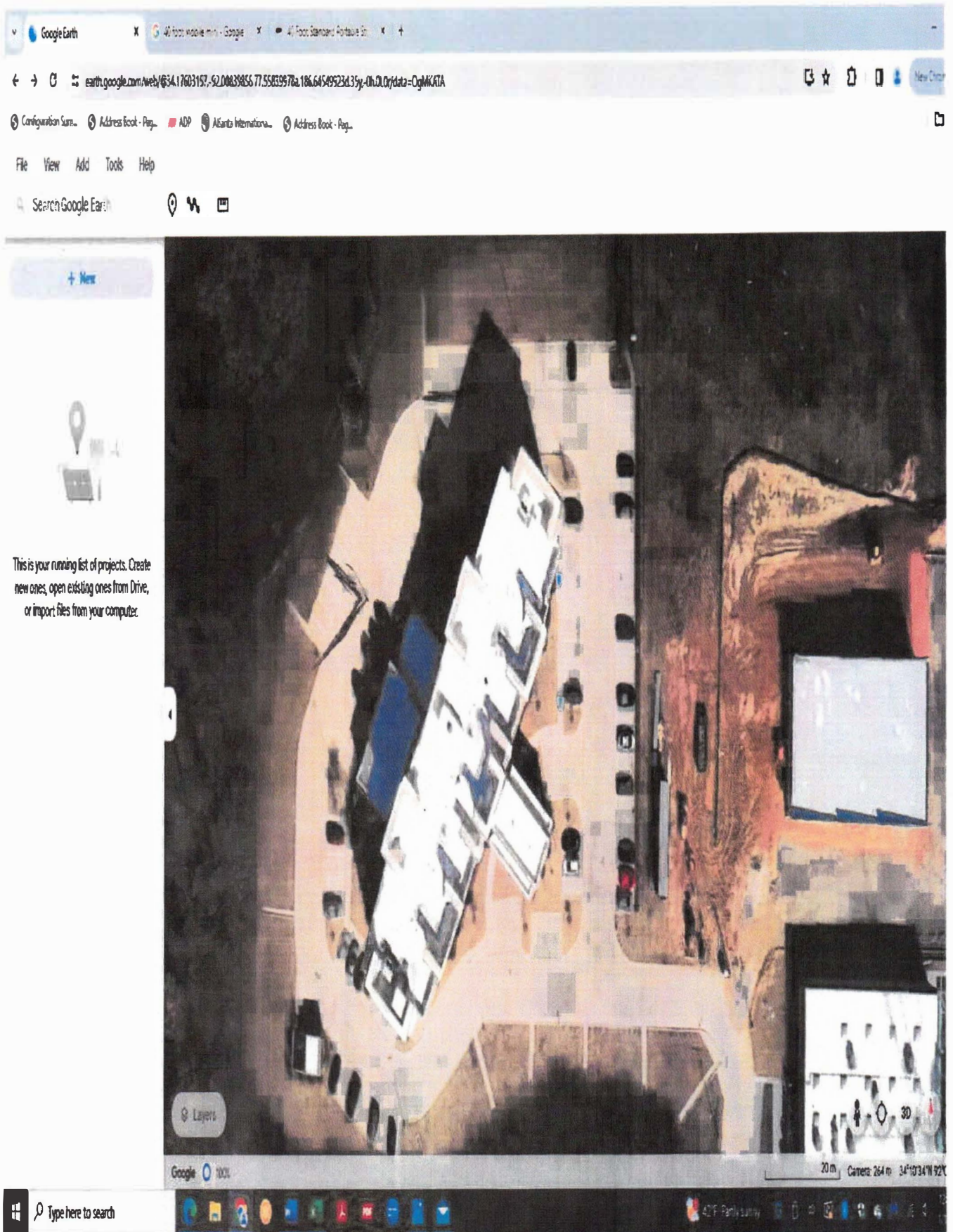
Internal

7' 8-1/2" W
39' 10-1/2" L
7' 10-1/4" H

Volume

interior: 2414 cubic feet
exterior: 2720 cubic feet





VARIANCE

**AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024**

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

SUBJECT: Variance request to allow continued placement and use a metal storage container at 6000 W. Barraque in an R-1, Residential zone.

APPLICANT: Ricky Williamson

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant / Former Truck repair/sales
	South:	R-1, Residential		South:	Vacant
	East:	R-3, Residential		East:	Vacant
	West:	R-1, Residential		West:	Residence – Mobile Home

HISTORY

No similar request within this area.

REVIEW COMMENTS

In this application, the applicant is requesting permission to continue placement and use of a metal commercial grade storage container at the rear of his business at 6000 W. Barraque. The area was part of the 1985 annexation and as such the commercial use was grandfathered in as a nonconforming use. The reason for this request lies in the definition of building accessory which states:

Semi-truck trailers, railroad cars, tents, yurts, canopies, portable storage containers, mobile homes, manufactured housing, portable offices, or recreation vehicles and campers, whether or not on a chassis, are not permitted as accessory buildings; except that railroad cars may be permitted as accessory buildings in commercial or industrial areas with an approved variance by the board of zoning adjustment.

Although the definition calls out railroad cars as possibly being permitted as an accessory use with Board of Zoning Adjustment approval, staff believes the appearance and construction of the subject accessory building is similar in use and design. Another issue is

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**AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024**

that the site is zoned R-1, Residential, which is the reason for the annexation reference. Properties when annexed are automatically zoned the most restrictive classification unless specifically designated at that time. There is a pretty strong chance that if requested this property could successfully be rezoned commercial as well as the property due north based on historical use.

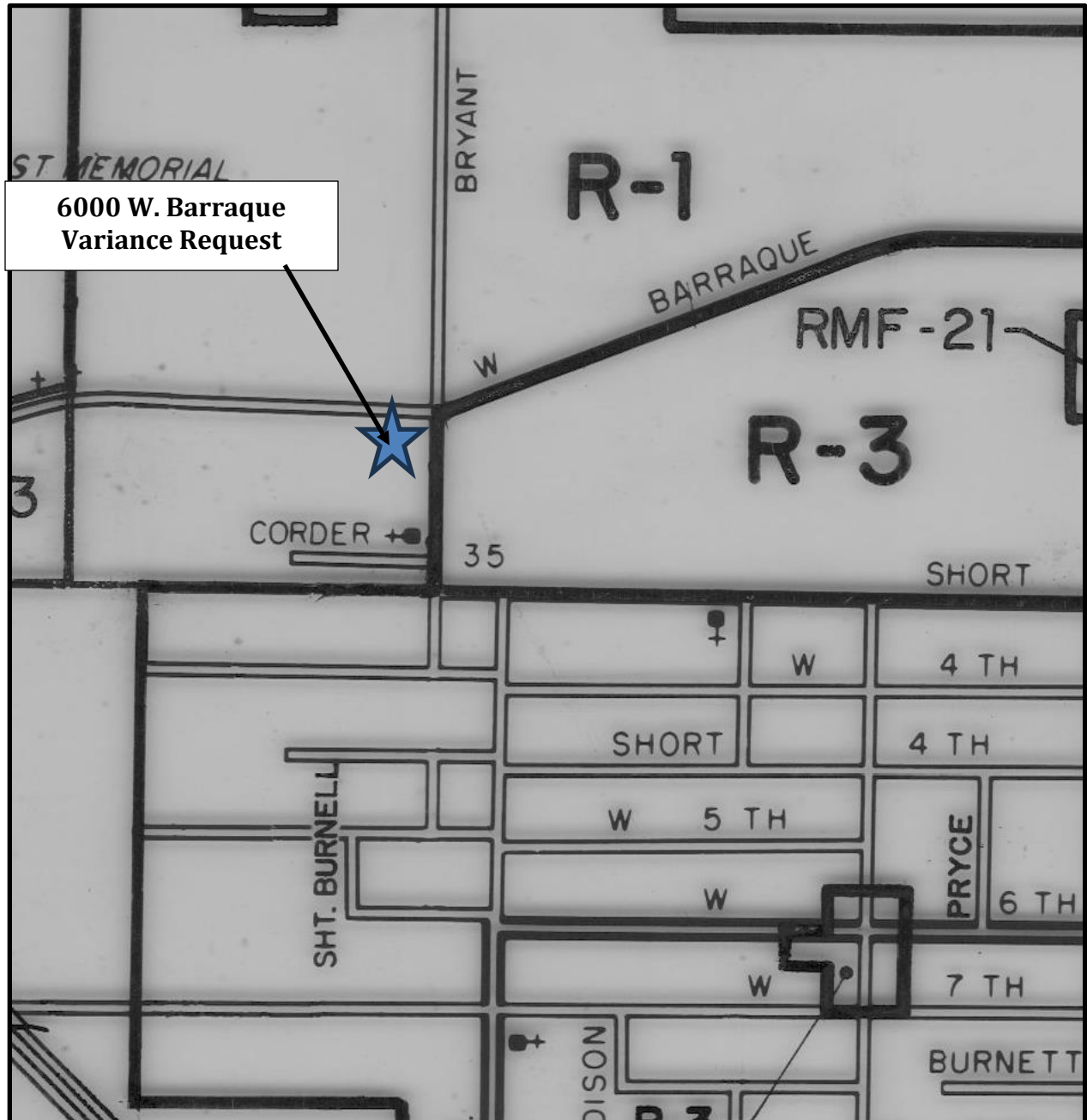
The writers of the ordinance must have sensed the use of similar container / storage uses when the ordinance was drafted since they specifically mentioned railroad cars as possibly being permitted with BZA approval. Also, a consideration is the design and appearance of the proposed container versus a rail car with the latter being more industrialized in appearance.

Planning staff believes that in the future this may need to be added to and/or considered as a Use Permit on Review in commercial and industrial zones since rarely would this meet the strict requirements of the variance definition. However, since this is an R-1 zone created following an annexation a relaxation of the terms of the ordinance might be considered.

In this situation, which is predominantly rural in nature and an existing commercial use in good standing staff will look at the impact on surrounding properties. As photos indicate the adjoining properties south and east are vacant. To the west is a single-family modular home on property belonging to the applicant and to the north vacant commercially used property. Photos provided by the applicant and staff indicate the structure is in good condition and varies from a standard metal building primarily by its flat versus pitched roof.

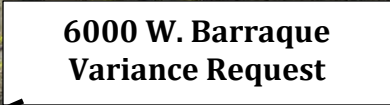
RECOMMENDATION

Although this request does not meet the strict requirements of the variance regulations staff by virtue of the inclusion in the *Accessory Building* definition, existence of the nonconforming use and rural location staff will recommend approval.



Zoning Map

AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024



Ownership map

VARIANCE

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FEBRUARY 27TH, 2024**



Aerial Photo

VARIANCE

**AGENDA ITEM #2
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Southwest corner of property



Southwest corner of property

VARIANCE

**AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024**



West from Bryant Street



Residence west of request (applicant's residence)



Front view 6000 W. Barraque



East side (Bryant Street) view of property (drive up window)

VARIANCE

**AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024**



West side view of 6000 W. Barraque



Property directly south of subject property

VARIANCE

**AGENDA ITEM #2
6000 W. BARRAQUE
FEBRUARY 27TH, 2024**



Fencing on south side of subject property

Case No. _____



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.
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Address/Location of Property: Rick's Petal Shop 600 N. BARKER ST. P.B. AR 71602

Legal Description: Mobile Container 20'

Size of Property (acres): 2 Acres Current Zoning: R-1 Ward: 4

Variance Requested: _____

Reason for Request: Storage

Applicant / Agent

Name: Ricky Williamson

Address: 1612 Taylor Rd.
White Hall, AR 71602

Telephone: 870-545-3112

Email: AR22064646146@fmx.com

Fax: NONE

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: Asking for permission to have
Container already here, meets all City standards

[Signature]

Feb. 5, 2024

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.)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____
(Check one)

Signature _____ Date _____

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



