

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
DECEMBER 9TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: NO SEPTEMBER MINUTES

OLD BUSINESS: NONE

NEW BUSINESS:

1. Variance request to allow the use of shipping containers for storage at 6504 S. Olive Street in a B-3, Highway Commercial zone.
2. Variance request to reduce the parking requirement at 4103 ½ W. 15th Avenue within an R-4, Residential zone.

Adjourn to Planning Commission Meeting

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

SUBJECT: Variance request to allow the use of shipping containers for storage at 6504 S. Olive Street in a B-3, Highway Commercial zone.

APPLICANT: Hayden Harrison

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

HISTORY

2019-1-29	6107 Dollarway	- Use of shipping container for storage B-1	Denied
2019-10-29	5905 Dollarway	- Use of shipping container for storage B-3	Approved
2020-10-27	4101 W. Barraque	- Use of shipping container for storage B-3	Approved
2022-5-31	6715 Sheridan	- Use of shipping container for storage B-3	Approved
2023-2-27	5000 Middle Warren	- Use of shipping container for storage B-1	Approved
2023-5-30	2515 Olive	- Use of shipping container for storage B-3	Approved w/condition
2024-3-26	6000 W. Barraque	- Use of shipping container for storage R-1	Approved

REVIEW COMMENTS

The applicant is requesting approval to locate two shipping containers on the property for use as additional storage. The site is zoned B-3, Highway Commercial, and an existing commercial business is already operating at this location. The proposed containers would be placed in the rear yard, behind the primary structure and away from street-facing areas.

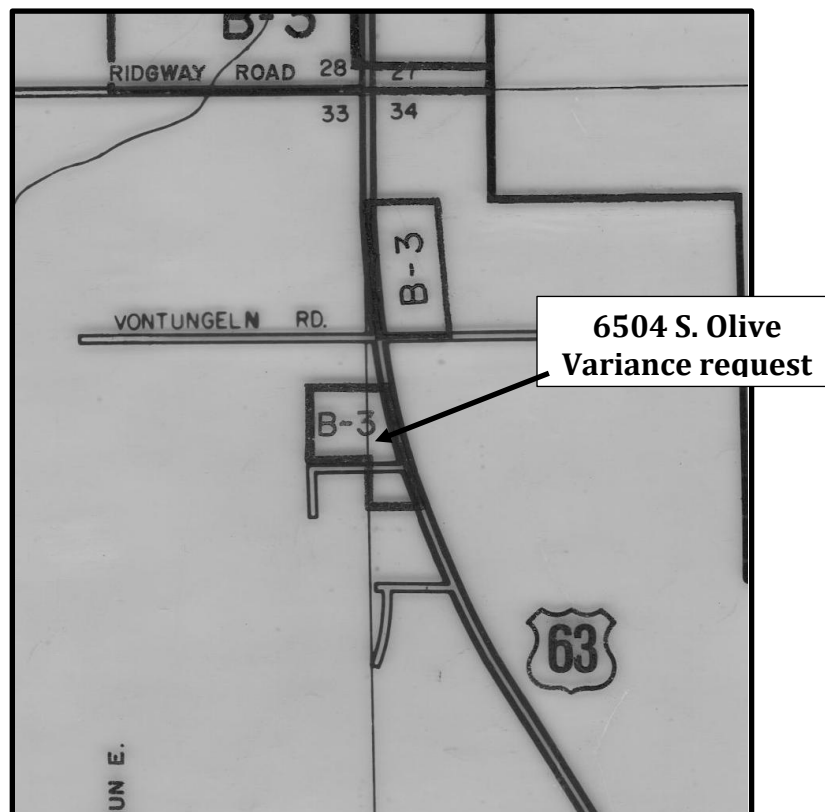
Although the B-3 zone does not specifically list accessory buildings as a permitted use, the definition of accessory building for commercial zones specifically lists an exception that railroad cars (shipping containers) may be permitted with variance approval by the Board of Zoning Adjustment. With that exception, review was conducted based on adjoining property compatibility and visual corridor aesthetics.

The existing residential use to the west at 6506 S. Olive is also the owner of 6504 S. Olive where the request is being made. Limited commercial or industrial uses

exist in the area which can be characterized as a rural highway corridor. No adverse impact on traffic flow or parking are anticipated.

RECOMMENDATION

While shipping containers can have a more industrial appearance, the proposed location minimizes visual impact. Staff recommends approval subject to screening from the public street and adjoining properties where feasible and the usual fire and inspection approvals.









6504 S. Olive - Front



6504 Olive - Front



Back view – area storage units to be placed



View along back property line



Property adjoining to south



Property view to east



Property view to north



Front entrance view

Building, accessory shall mean a subordinate building located on the same lot with the principal building which is customarily incidental in area, extent, and purposes to the principal building. Examples of accessory buildings in residential zones, where permitted, include free standing garages and carports, personal storage buildings, and personal hobby shops. Examples of accessory buildings in commercial zones, where permitted, include storage buildings (not warehousing) and smoke houses. Where a part of the wall of an accessory building is a part of the wall of the principal building or where an accessory building is attached to the principal building in a manner as by a roof, such accessory building shall be counted as part of the principal building. All contractors, or property owners if they are not the contractor, are required to obtain both zoning and building permits for the construction or erection of accessory buildings on properties in the City of Pine Bluff. 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.

Case No.

2025-1461



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 S. Olive St. Pine Bluff AR. 71603

Legal Description: _____

Size of Property (acres): 1.3 Current Zoning: Commercial Ward: 3Variance Requested: Large / Shipping ContainersReason for Request: part overflow storage**Applicant / Agent**Name: Hynden HarrisonAddress: 6506 S. Olive StPine Bluff AR, 71603Telephone: [REDACTED]Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: _____

Applicant / Business Owner Signature

Date 9-24-25

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] 9-24-25
 Signature Date

Hynden Harrison
 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.

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:

S 11°33'20" E
184.53'

1

L7 ROW
ROW

U.S. H
No. 63

L8 ROW

S 17°04'28" E
182.95'

633.86'

L7
31'

611.39'

shed

ROW

Storage
Container

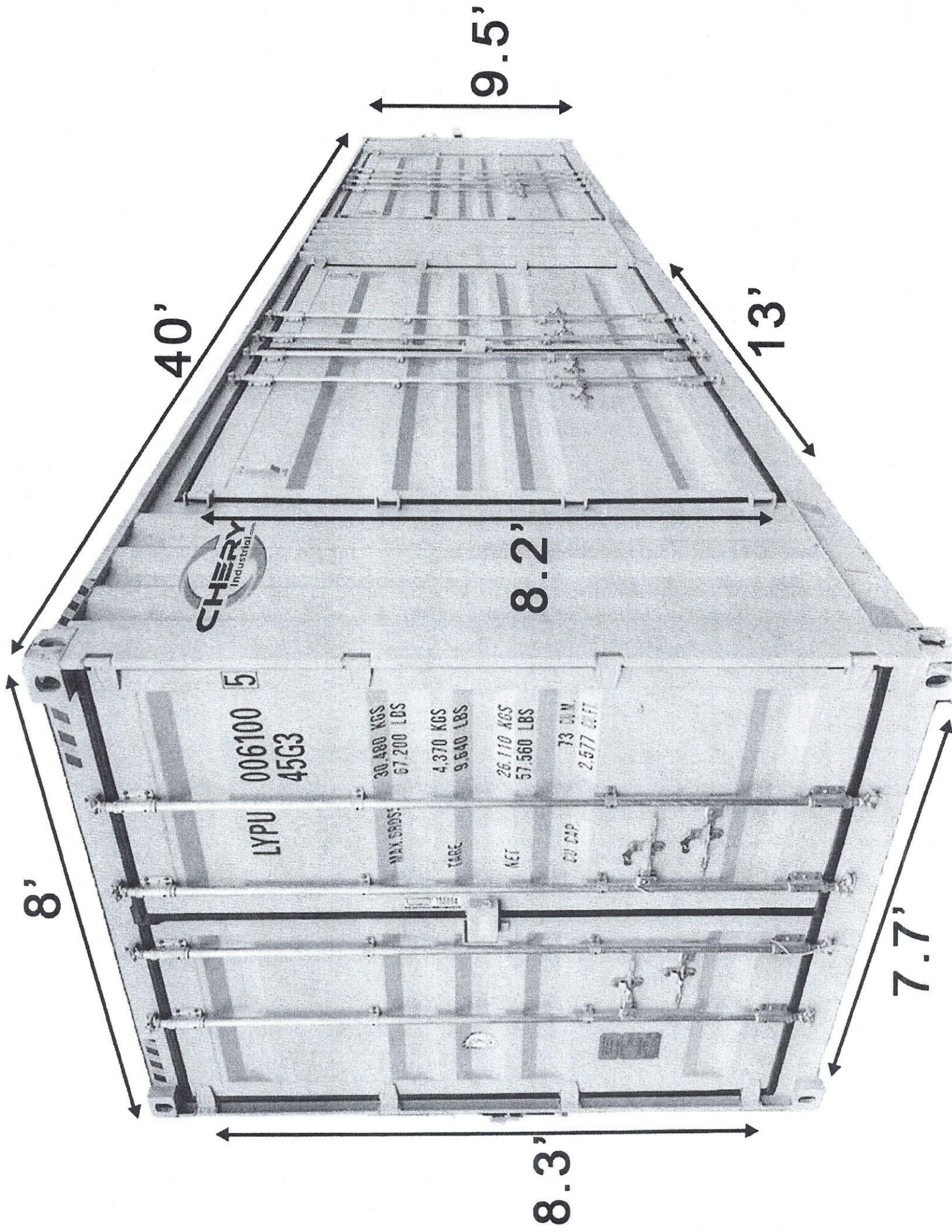
tran.
shop

S 18°3'
151.

Storage
Storage

ROW

167.30'



40'

9.5'

13'

8.2'

8'

7.7'

8.3'



5

006100
45G3

LYPV

30,480 KGS
67,200 LBS

4,370 KGS
9,640 LBS

26,110 KGS
57,560 LBS

73 DIM
2,577 CFT

MAX GROSS

TARE

NET

CU CAP

VARIANCE

AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025

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

SUBJECT: Variance request to reduce the parking requirement at 4103 ½ W. 15th Avenue within an R-4, Residential zone.

APPLICANT: Ramonda Mays

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	S.F. Residence
	South:	R-4, Residential		South:	Vacant
	East:	R-4, Residential		East:	S.F. Residence
	West:	R-4, Residential		West:	Vacant lot / S.F. Residence

HISTORY

No similar request in area.

REVIEW COMMENTS

Applicant is requesting permission to allow the mobile home placed on her lot to remain as is resulting in her being unable to meet the requirement that “calculations for parking space not be included in any part of any required front yard...” (Sec. 29-156). 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. The R-4 zone requires a minimum twenty-foot front yard setback..

On February 5th a survey (#1) was provided by Kelly Taylor that shows the mobile home placed at the minimum required 20-foot front setback and information was provided by the zoning official that this did not allow for the parking to be behind the required front setback. Following that exchange Mr. Taylor apparently spoke with Mrs. Mays, and she had agreed to utilize a shorter mobile home so on February 7th he submitted a revised survey (#2) indicating a 57-foot mobile home with a 40-foot setback allowing the parking to be placed appropriately, which received an okay from the zoning official. On February 17th Mr. Taylor submitted another survey (#3) showing a 60-foot mobile home still indicating the 40-foot setback and revised survey (#4) with an additional measurement indicating a 15.6-foot area of concrete located within the street right of way.

VARIANCE

AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025

On May 20th a Certificate of Zoning Compliance was created with conditions including the requirement to install a 20 foot by 20-foot parking pad behind the front setback.

Although the last survey shows a 40-foot setback to the mobile home, upon site visit it appears that mobile home is only setback approximately 26-27 feet from the front property line. Staff confirmed no survey was done after the mobile home was set. The width of the lot prevents parking from being added to either side and no improved access is available to the rear portion of the property.

Applicant did in good faith have a parking pad installed prior to mobile home placement; however, for whatever reason it was improperly placed. Allowing the mobile home to remain as is would allow for an area of approximately 7 feet to be utilized (possibly improved) for parking beyond the twenty-foot setback. Parking pad location and adjoining property photos and housing alignment can be seen in photos on pages 5-8 of the review.

Options: - Require owner to have mobile home moved back as depicted in survey #4 and install parking as required; or
- Grant variance from parking requirement that a 20 foot by 20 foot parking pad be installed behind the front setback

RECOMMENDATION

Staff is unable to make a recommendation to approve this request based on the definition and requirements for a variance as established in the ordinance (full copy on page 11 of review). Specifically, item c which states “the special conditions and circumstances do not result from the actions of the applicant”.

VARIANCE

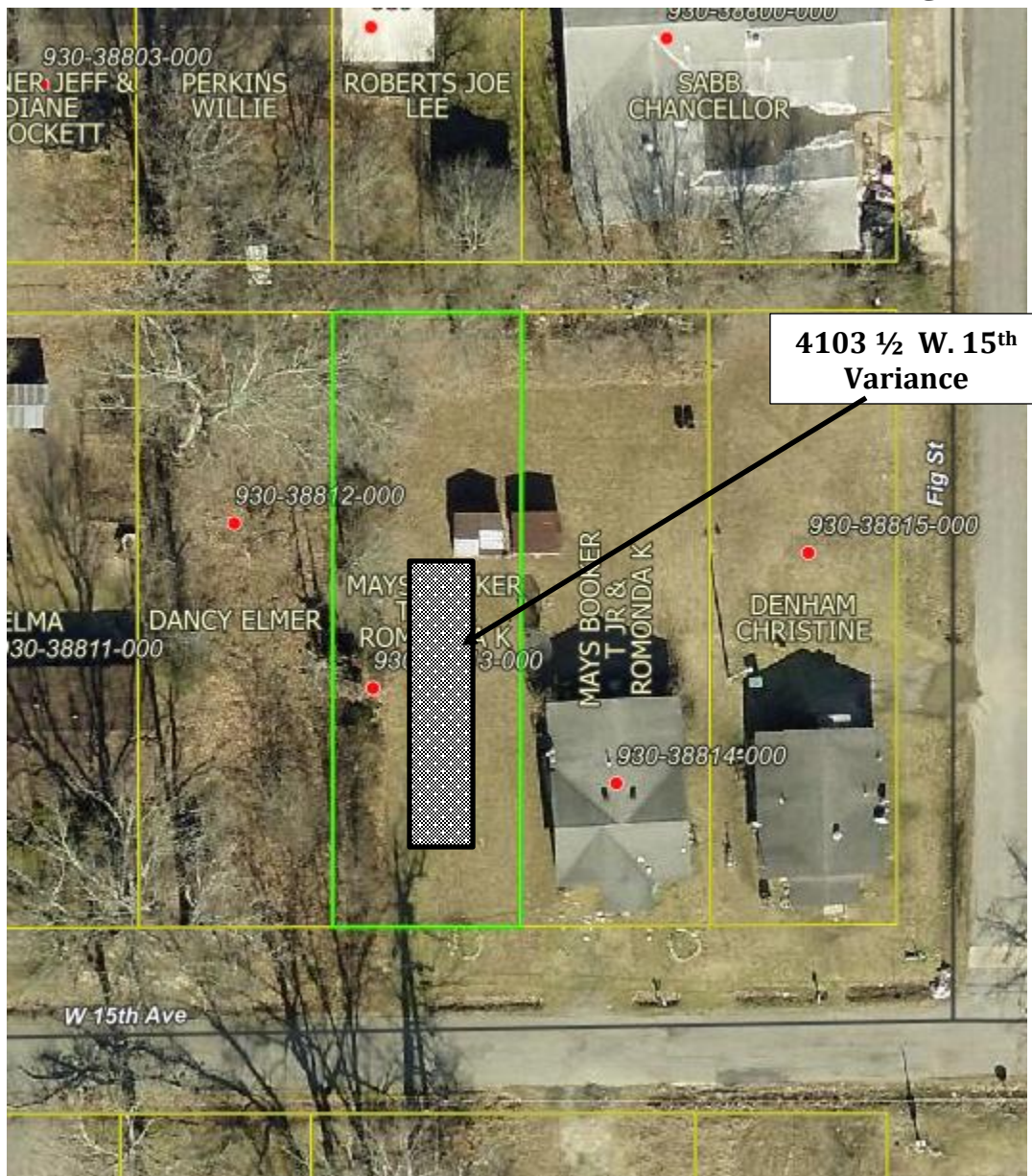
AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025



Zoning Map

VARIANCE

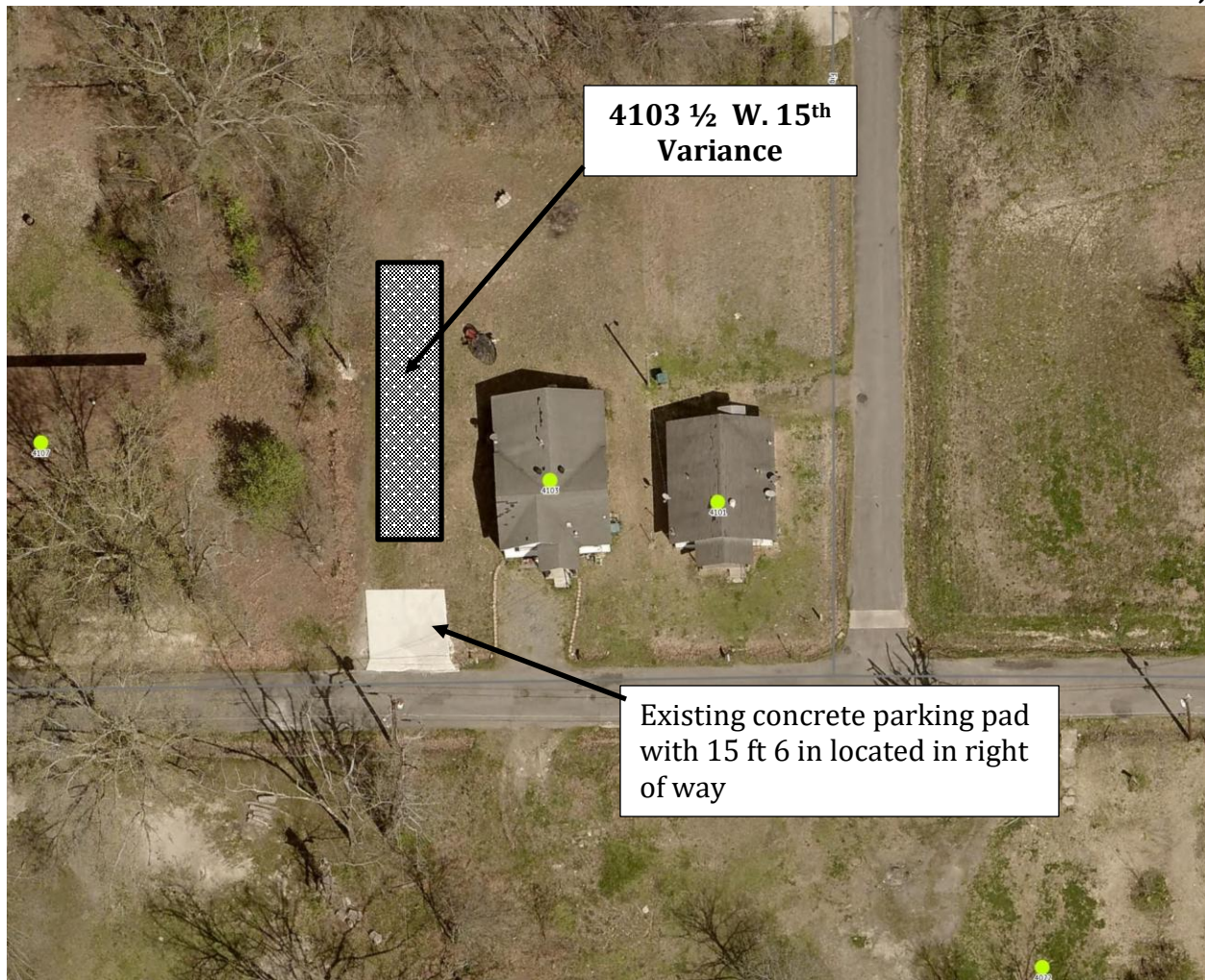
**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



Ownership map

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



Aerial Photo

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



October 2025

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



4103 ½ W. 15th



House adjoining to the east – 4103 W. 15th (same owner)

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



West view from Fig Street – House front alignment



View across street

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



4107 W. 15th – Adjoining property to west



4106 W. 14th – North of site

VARIANCE

**AGENDA ITEM #2
4103 ½ W. 15th AVENUE
DECEMBER 9th, 2025**



4102 W. 14th



West view from Fig Street of Mobile home extending beyond residences

*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.*



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: 4103 W. 15th 1/2 Ave, Pine Bluff, AR 71603
 Legal Description: Lot 18 of block 4 of Lincoln Park Addition of the city of Pine Bluff, AR; comprising of E half of SE 1/4 Sec. 7, Township 6 South, range 9 West of the 5th P.M.
 Size of Property (acres): 0.115 Current Zoning: Residential/Commercial Ward: PB3
 Variance Requested: I am requesting that the city allow me to leave my mobile home in the location where it
has been placed.

Reason for Request: There's contradictions between these three parties: Lakeisha Hill, Taylor Surveying and Ladner's Moving Co.
Lakeisha failed to give me complete, concise details from the start. Taylor Surveying recently provided another survey and
Ladner refuses to give a price to move the mobile home or return my calls due to all the discrepancies with the while ordeal.

Applicant / Agent

Name: _____
 Address: _____
 Telephone: _____
 Email: _____
 Fax: _____

Property Owner (Must be filled out if different)

Name: Romonda Mays
 Address: 2401 Forest Knoll Dr
Pine Bluff, AR 71603
 Telephone: [REDACTED]
 Email: [REDACTED]
 Fax: _____

Additional information/comments: I am aware that I have not fulfilled conditions 1 and 2 on the certificate of zoning
compliance, due to all the confusion that has taken place, however, I do have an address plate, an installer for my underpinning and had another
pad poured. All in all, the interior has been totally remodeled.

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.)

Booker T. Mays Jr 10/30/25
 Signature _____ Date _____
Booker T. Mays Jr
 Printed Name _____
 Owner ☒ or Authorized Agent _____
 (Check one)

Romonda Mays 10/30/25
 Signature _____ Date _____
Romonda Mays
 Printed Name _____
 Owner ☒ or Authorized Agent _____
 (Check one)

Submission Deadline: 10-30-25 Expected Planning Commission Meeting Date: 11-25-25

• 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.

CERTIFICATE OF ZONING COMPLIANCE

Please print when filling out this form

☐	New Construction - Commercial
☐	New Construction - Residential
☐	Addition - Residential
☐	Additional - Commercial
☒	Other - Manufactured Home

Certificate No. 2025-078

Date: May 20, 2025

Applicant: Romonda Mays

Owner: Romonda Mays's

Address: 4103 1/2 W. 15th Avenue

Telephone: [REDACTED]

Description of all proposed work, addition or changes: Remove existing 46' x 60' manufactured home

Zone: R-4 Flood Check: OK Fire Zone: _____

Contractor & Address: _____

Conditions: 1.) Must meet all City codes. 2.) Install underpinning, retain all minimum clearances from structure to property lines (20' front, 5' sides, 10' rear) and install addressing on structure

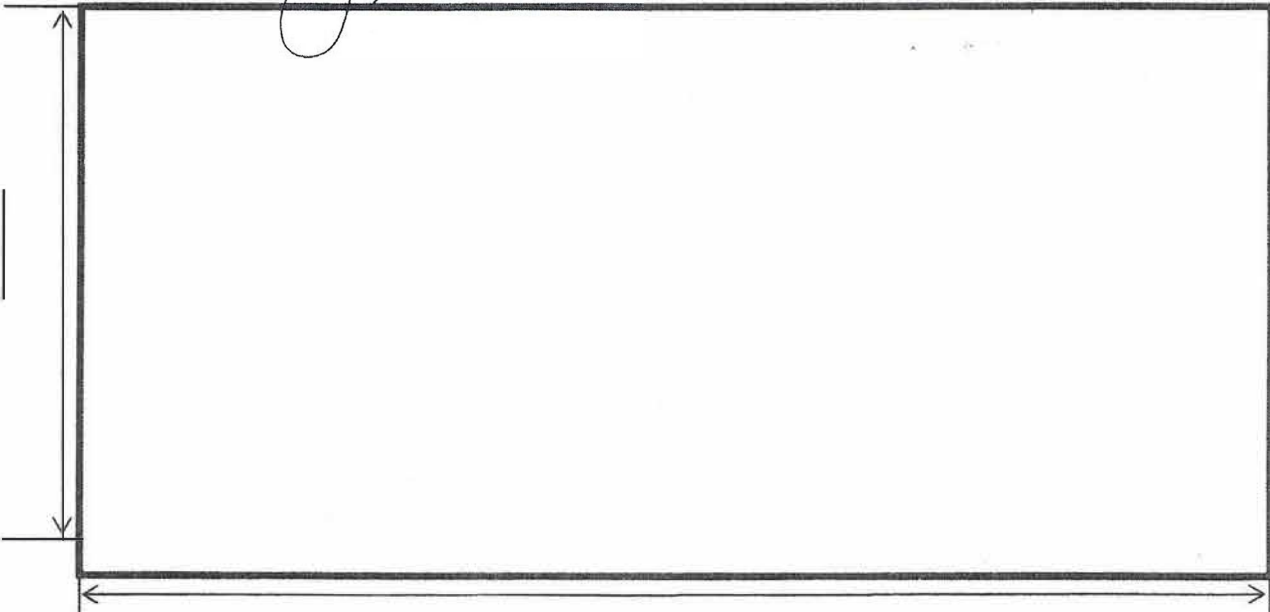
Install parking as described below.

Legal Description: Parcel No. 930-38813-000

Parking: 20' x 20' parking pad behind front yard setback (concrete or asphalt)

Previous Use & Tenant: Vacant

Zoning Official: [Signature]

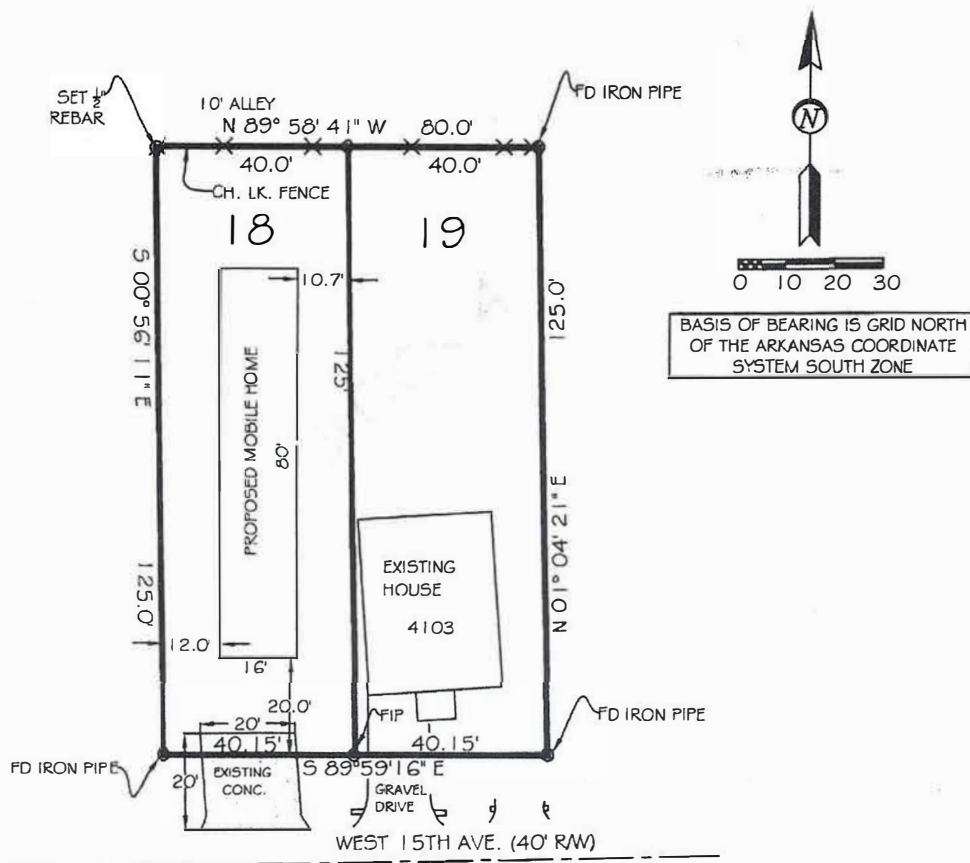


Applicant agrees that all work, described above, will comply with applicable statutes of the State of Arkansas and ordinances adopted by the City of Pine Bluff. He/She also agrees that the building or premises shall not be occupied until a Certificate of Occupancy and/or a City Occupation License, if applicable, has been issued. **It is also agreed that the property owner is responsible for determining the availability, location and installation of all utilities.**

Please read certificate before signing. Any items in disagreement should be noted before issuance.

Signature of Property Owner or Applicant: Romonda Mays Date: 5/19/25

1st



LEGAL DESCRIPTION: LOTS EIGHTEEN (18) AND NINETEEN (19) OF BLOCK FOUR (4) OF LINCOLN PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; COMPRISING THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

BUILDING SETBACK LINES ARE AS SHOWN ON RECORDED PLAT IF ANY ARE SHOWN HERE.

I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE AREA.

	TAYLOR SURVEYING P. O. BOX 21415, WHITE HALL, AR. 71612 email address: [REDACTED]	
	SURVEYED FOR: ROMONDA MAYS 4103 WEST 15TH PINE BLUFF, AR	
	DATE: 2-05-2025	SCALE: 1" = 30'

To: [REDACTED]@pinebluff-ar.gov

From: lakishiah@cityofpinebluff-ar.gov
Sent: Wednesday, February 5, 2025 4:28 PM
To: 'Kelly Taylor'
Subject: RE: proposed mobile home

Kelly,

The parking as shown does not meet the minimum requirements. The parking requirement is minimum 19' x 20' behind the front yard setback. This drawing shows the home sitting at the 20' setback line and parking in front. That won't work. Either the home has to be moved back to accommodate the parking pad behind the setback.

-Lakishia Hill

From: Kelly Taylor <taylorpi205@gmail.com>
Sent: Wednesday, February 5, 2025 3:40 PM
To: lakishiah@cityofpinebluff-ar.gov
Subject: proposed mobile home

Lakishia,
Can you please take a look and let me know if this plot plan will work for you.

Thanks!

--
Kelly W Taylor
Taylor Surveying
PO Box 21415
White Hall, AR 71612
870-540-6568

lakishiah

From: Kelly Taylor <taylorpi1205@gmail.com>
Sent: Thursday, February 6, 2025 11:51 AM
To: lakishiah@cityofpinebluff.org
Subject: Re: proposed mobile home

Ok thank you, I will pass it along

On Thu, Feb 6, 2025 at 11:21 AM <lakishiah@cityofpinebluff.org> wrote:

Yes. The 80' unit is too long for the lot. That size unit will not allow the regulations for parking to be met on a 40' wide lot.

Closing the alley is a long shot because she can't make the request as a single owner. Everyone adjacent to the alley would have to agree in writing.

From: Kelly Taylor <taylorpi1205@gmail.com>
Sent: Thursday, February 6, 2025 10:18 AM
To: lakishiah@cityofpinebluff.org
Subject: Re: proposed mobile home

Ok so it looks like to me that she will need to get a shorter mobile home. I don't see anyway to make an 80' mobile home and

the parking pad fit on that lot. Would it work if she was to try and have the alley closed? Just trying to see if we can make this work,

before I tell her it won't. Please advise.

Thank You!

On Wed, Feb 5, 2025 at 4:30 PM <lakishiah@cityofpinebluff.org> wrote:

Kelly,

The parking as shown does not meet the minimum requirements. The parking requirement is minimum 19' x 20' behind the front yard setback. This drawing shows the home sitting at the 20' setback line and parking in front. That won't work. Either the home has to be moved back to accommodate the parking pad behind the setback.

-Lakishia Hill

From: Kelly Taylor <[REDACTED]@gmail.com>

Sent: Wednesday, February 5, 2025 3:40 PM

To: lakishiahill@whitehall-ar.gov

Subject: proposed mobile home

Lakishia,

Can you please take a look and let me know if this plot plan will work for you.

Thanks!

--

Kelly W Taylor

Taylor Surveying

PO Box 21415

White Hall, AR 71612

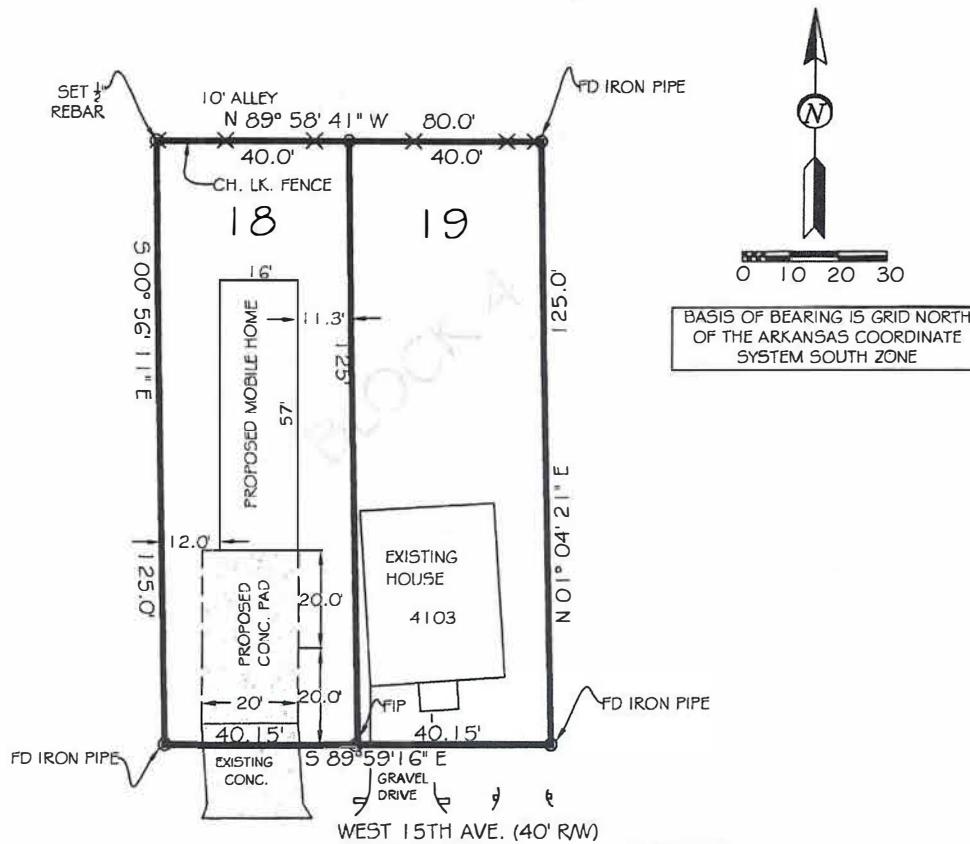
[REDACTED]

--

Kelly W Taylor

Taylor Surveying

2nd



LEGAL DESCRIPTION: LOTS EIGHTEEN (18) AND NINETEEN (19) OF BLOCK FOUR (4) OF LINCOLN PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; COMPRISING THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

BUILDING SETBACK LINES ARE AS SHOWN ON RECORDED PLAT IF ANY ARE SHOWN HERE.

I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE AREA.

	TAYLOR SURVEYING P. O. BOX 21415, WHITE HALL, AR. 71612 phone: 870-535-7878 - cell: 870-540-6563 email address: taylorpls1205@gmail.com	
	SURVEYED FOR: ROMONDA MAYS 4103 WEST 15TH PINE BLUFF, AR.	
	DATE: 2-05-2025	SCALE: 1" = 30'
	REVISED 2-07-2025	

lakishiah@cityofpinebluff

From: Kelly Taylor <taylorpls1205@gmail.com>
Sent: Friday, February 7, 2025 4:51 PM
To: lakishiah@cityofpinebluff-ar.gov
Subject: Re: Revised survey

ty

On Fri, Feb 7, 2025 at 4:35 PM <lakishiah@cityofpinebluff-ar.gov> wrote:

Looks Good.

From: Kelly Taylor <taylorpls1205@gmail.com>
Sent: Friday, February 7, 2025 12:16 PM
To: lakishiah@cityofpinebluff-ar.gov
Subject: Revised survey

Lakishia,

She is going to go with a shorter mobile home 57 feet. I am attaching revised survey for you to review. Let me know if this will work.

Thanks!

--
Kelly W Taylor

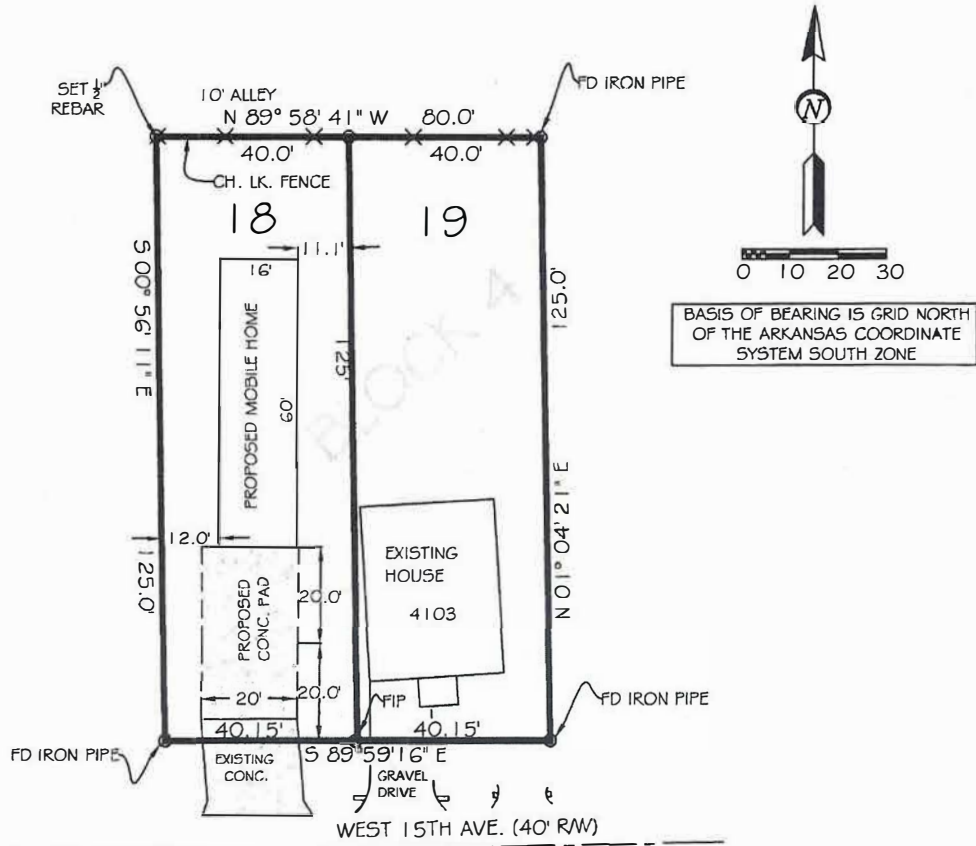
Taylor Surveying

PO Box 21415

White Hall, AR 71612

870-540-6581

3rd



LEGAL DESCRIPTION: LOTS EIGHTEEN (18) AND NINETEEN (19) OF BLOCK FOUR (4) OF LINCOLN PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; COMPRISING THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

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	TAYLOR SURVEYING P. O. BOX 21415, WHITE HALL, AR. 71612 email address: [REDACTED]	
	SURVEYED FOR: ROMONDA MAYS 4103 WEST 15TH PINE BLUFF, AR	
	DATE: 2-05-2025	SCALE: 1" = 30'
	REVISED 2-07-2025 REVISION #2 = 2-17-2025	

lakishiah@ [REDACTED]

From: Kelly Taylor <taylorpls1205@gmail.com>
Sent: Monday, February 17, 2025 2:06 PM
To: lakishiah@cityofpinebluff-ar.gov
Subject: Mays survey revision 2
Attachments: mays romonda rev2 survey.pdf

Lakishia,
I have revised the survey for Romonda Mays to show a 16' by 60' mobile home. Let me know if you can approve this one.

Thanks!

--

Kelly W Taylor
Taylor Surveying
PO Box 21415
White Hall, AR 71612
870-540-6581

Lakishiah

From: Kelly Taylor <taylorpl1205@gmail.com>
Sent: Wednesday, October 29, 2025 11:23 AM
To: lakishiah@cityofpinebluff-ar.gov
Subject: Re: Mays survey revision 2
Attachments: mays romonda rev 3.pdf

let me know if this is okay for your purposes. It's no problem to change something.

Thanks!

On Wed, Oct 29, 2025 at 10:25 AM <lakishiah@cityofpinebluff-ar.gov> wrote:

Good Morning Kelly,

As we discussed yesterday, I am requesting you identify how many feet from there is from the front property line to the street right of way. This will help us show Ms. Mays how many feet of concrete is not within her property line. Please email me the updated survey with that dimension added to it.

Thank you in advance.

Lakishia Hill

Zoning Official / CFM at City of Pine Bluff

Phone: 870-730-2023

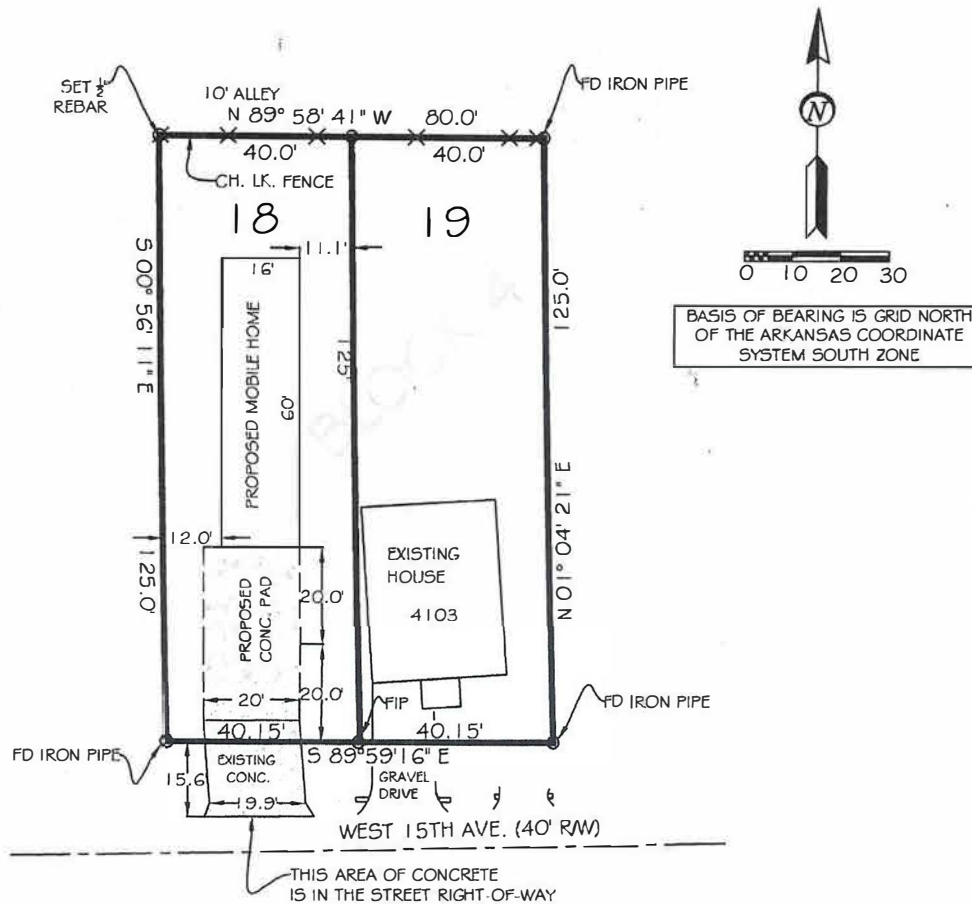
Mobile: 870-692-7923

Email: Lakishiah@cityofpinebluff-ar.gov

200 East 8th Avenue

Pine Bluff, Arkansas 71601

www.cityofpinebluff-ar.gov



LEGAL DESCRIPTION: LOTS EIGHTEEN (18) AND NINETEEN (19) OF BLOCK FOUR (4) OF LINCOLN PARK ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; COMPRISING THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.

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I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE AREA.

REVISION #3 = 10-28-2025

NOTE: REVISION #3 DATED OCTOBER 28TH, 2025 IS TO ADD DIMENSIONS TO EXISTING CONCRETE THAT WAS IN PLACE AS OF REVISION #2 DATED FEBRUARY 17TH, 2025. NO SITE VISIT HAS BEEN MADE FOR REVISION #3.

	TAYLOR SURVEYING P. O. BOX 21415, WHITE HALL, AR. 71612 email address: [REDACTED]	
	SURVEYED FOR: ROMONDA MAYS 4103 WEST 15TH PINE BLUFF, AR	
	DATE: 2-05-2025	SCALE: 1" = 30'
	REVISED 2-07-2025 REVISION #3 = 10-28-2025 REVISION #2 = 2-17-2025	