

CITY OF PINE BLUFF

BOARD OF ZONING ADJUSTMENT

AUGUST 25TH, 2026 4:00 p.m.

City Hall Council Chambers

200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 4th minutes

OLD BUSINESS:

1. Variance request to establish fencing, sewer, plumbing and electricity on vacant lots at 5106 and 5108 Bullock Street.

NEW BUSINESS:

2. Variance request to establish an auto sales business at 5913 Dollarway Road in a B-3, Highway Commercial zone.
3. Variance request to reduce the front yard setback for development of a home at 2512 King Street within a R-3, Residential zone.

Adjourn to Planning Commission Meeting

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Variance request to establish fencing, sewer, plumbing and electricity on vacant lots at 5106 and 5108 Bullock Street.

APPLICANT: Willie Thornton

ZONING AND LAND USES: R-4

ZONING:	North:	B-1, Neighborhood Bus.	LAND USE:	North:	Residence
	South:	R-4, Residential		South:	Residence
	East:	R-4, Residential		East:	Vacant - Overgrown
	West:	R-4, Residential		West:	Vacant - Overgrown

History

2026-6-30 – Multiple vacant lots – Water service on vacant lots - Variance – Approved
Fencing variance have been for height and location on lots with approved uses

REVIEW:

Background and request: The applicants request approval to install fencing and obtain separate water and electrical utility services for the vacant lots located at 5106 and 5108 Bullock Street. The two lots are adjacent to one another and are under separate ownership; however, the owners indicate that the properties are intended to function together for a common purpose.

Historically, the City has discouraged or declined requests to install utility services on vacant lots unless a principal structure was proposed. Likewise, requests to enclose vacant property with fencing have generally been denied. Staff has reviewed the City Code and has not identified any zoning ordinance or other municipal ordinance that expressly prohibits fencing a vacant lot or installing water and electrical service to a vacant parcel. As a result, this request is presented to the Planning Commission primarily for consideration of long-standing City policy and the potential impacts on surrounding properties rather than because of an identified ordinance prohibition.

Site and Surrounding Area: The subject properties consist of two adjacent vacant residential lots located along Bullock Street within an established residential neighborhood.

The surrounding area is characterized primarily by:

- Single-family residential development.
- Scattered vacant residential lots.
- Residential accessory structures and typical neighborhood fencing.
- Local residential streets with municipal utilities available.

The lots appear capable of accommodating fencing without encroaching upon public rights-of-way, utility easements or visibility at intersection restrictions, subject to compliance with applicable construction standards.

Zoning and Land Use Considerations: Staff reviewed the Pine Bluff Code of Ordinances for provisions regulating:

- Installation of fences on vacant residential property;
- Installation of municipal water service to vacant property;
- Installation of electrical service to vacant property; and
- Ownership of adjoining lots intended for related use.

Staff did not identify ordinance language expressly prohibiting these activities.

Utility installations remain subject to:

- Applicable building and electrical permitting requirements;
- Utility provider regulations;
- Easement restrictions; and
- Visibility requirements at street intersections.

Because no ordinance specifically prohibits the requested improvements, the Commission's consideration is based primarily upon historical City policy and whether the request is compatible with the surrounding neighborhood and the intent of the zoning regulations.

Parking and Site Operational Impacts: Because no building or active commercial use is proposed, the request does not generate additional off-street parking requirements.

The proposed improvements consist only of:

- Installation of perimeter fencing;
- Water service;
- Electrical service.

No structures are proposed. No increase in traffic generation is anticipated.

Provided the fencing complies with applicable height limitations and visibility requirements at street intersections, the proposed improvements are not expected to interfere with traffic circulation or neighboring properties.

Utility installations should be completed in accordance with applicable utility provider specifications and City construction standards.

Findings and Analysis: Staff offers the following observations:

1. Ordinance Compliance

The request does not appear to conflict with any identified provision of the Pine Bluff Zoning Ordinance or other City ordinance. The request is therefore unlike a traditional variance involving relief from a specific dimensional or development standard.

2. Historical Policy

Historically, the City has required Planning Commission review before permitting utility service to vacant lots.

While this practice has provided administrative consistency, staff could not identify an adopted ordinance establishing such a requirement.

As a result, the Commission's action should be viewed as consideration of a policy exception rather than relief from a specific zoning regulation.

3. Compatibility

The proposed fencing is a common residential improvement and is generally compatible with surrounding residential development.

The addition of utility services alone does not substantially alter the residential character of the neighborhood.

4. Future Development

Approval of utility service should not be interpreted as authorization for future buildings or land uses that otherwise require zoning, permitting, or Planning Commission approval.

Any future construction must independently comply with all applicable City ordinances.

5. Public Interest

Because the request involves only site improvements and utility availability, no significant adverse impacts upon surrounding property owners are anticipated, provided all required permits are obtained and construction complies with City standards.

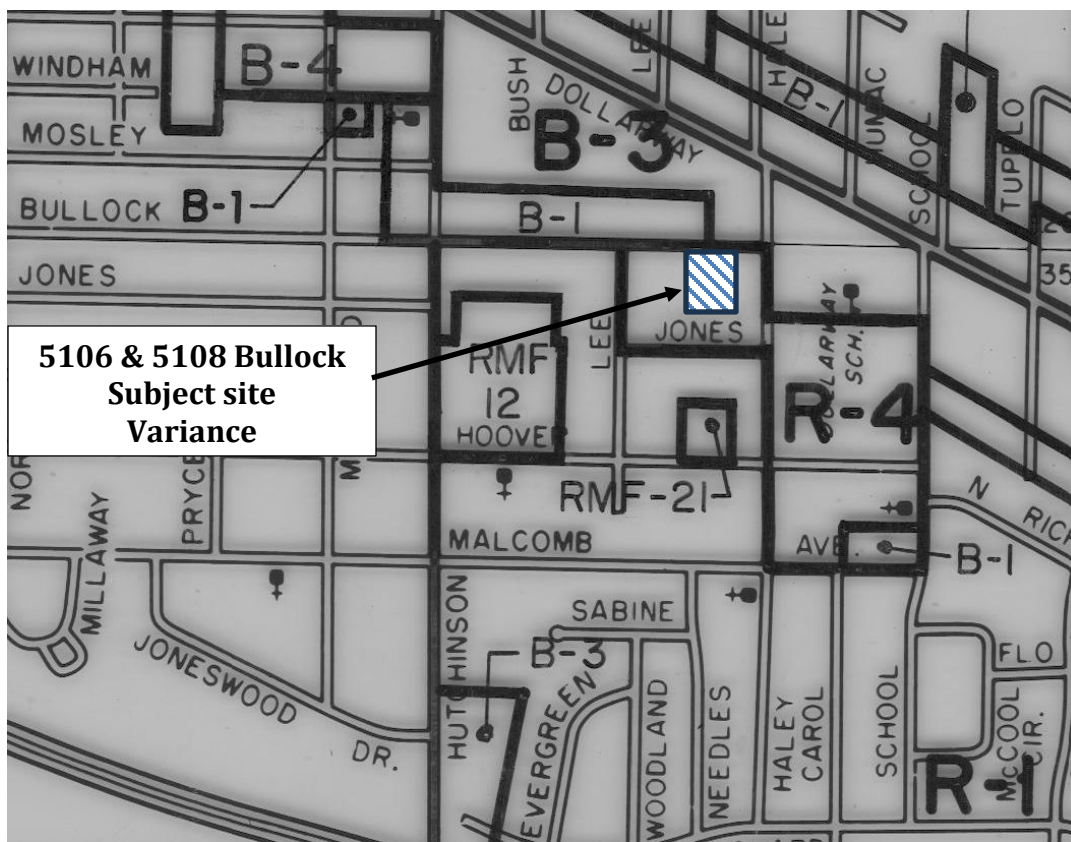
RECOMMENDATION

Staff finds no provision within the Pine Bluff Code of Ordinances that expressly prohibits installation of fencing, water service, or electrical service on the subject

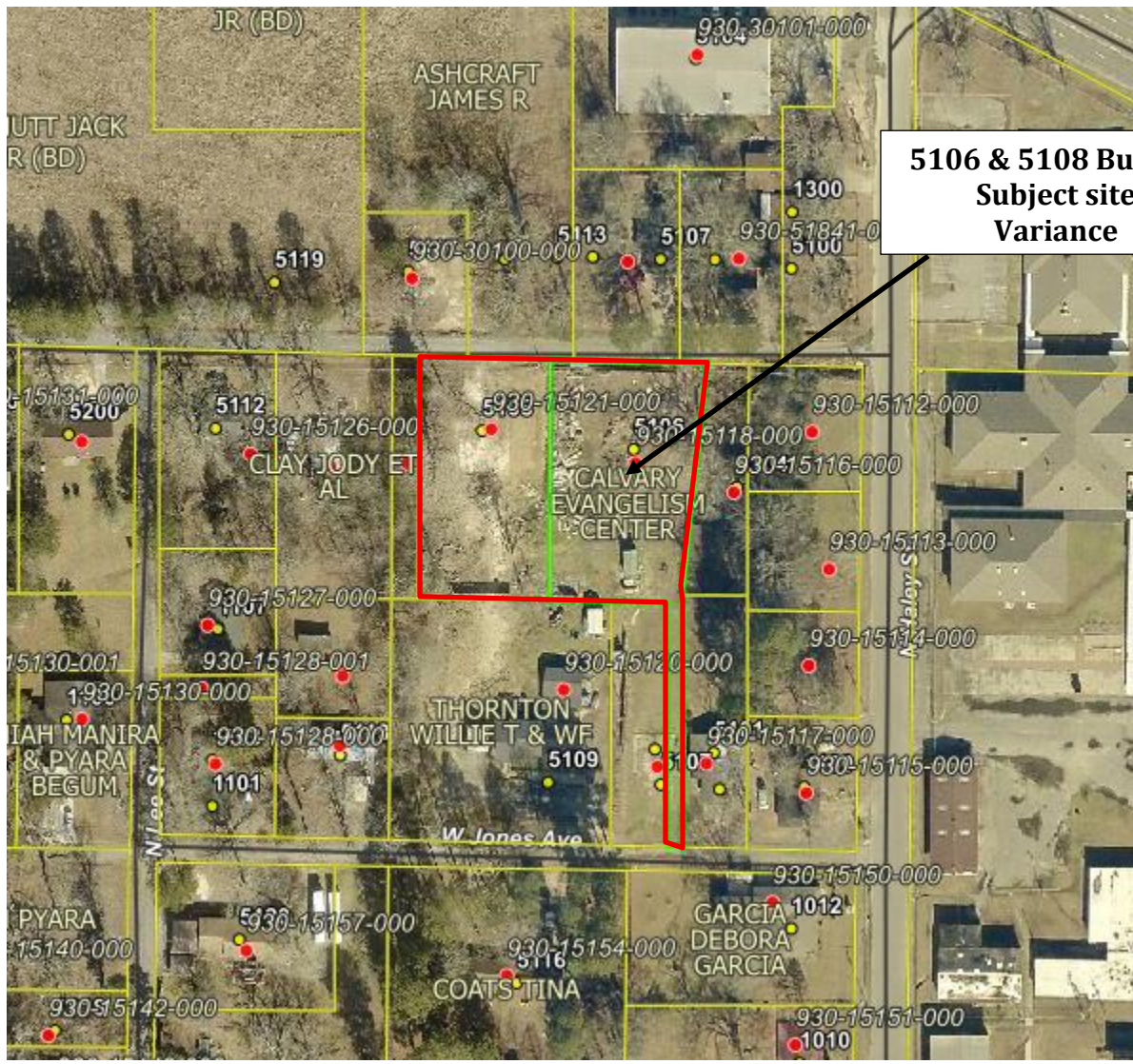
vacant lots. Because the request appears consistent with the surrounding residential area and is not expected to adversely affect neighboring properties, staff believes the proposal can be supported.

Accordingly, staff recommends approval of the request, subject to the following conditions:

1. All required building, electrical, utility, and other applicable permits shall be obtained prior to construction.
2. All fencing shall comply with applicable City fence regulations, including submittal of a site plan, height limitations, setback requirements where applicable, and visibility requirements at intersections.
3. Utility installations shall comply with all requirements of the applicable utility providers and City engineering standards.
4. Approval shall apply only to the installation of fencing and utility services and shall not authorize future buildings, structures, or land uses that require separate zoning or permitting approval.
5. Any future development of either lot shall comply with all applicable provisions of the Pine Bluff Code of Ordinances.



Zoning Map



Ownership map



5106 & 5108 Bullock



5106 & 5108 Bullock



5108 Bullock



Vacant undeveloped property to west of site request



Residential structure north of site



Residential structure north of site



Property south of site on Jones Street



Property south of site on Jones Street



Property south of site on Jones Street



Applicant's property on Jones Street – adjoins site request



Applicant's property on Jones Street – adjoins site request



Property south across Jones – Not directly affected by request



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: 5106/5108 Bullock Street
 Legal Description: 29859 Parcel 930-15121/29856 Parcel 930-15118
 Size of Property (acres): _____ Current Zoning: _____ Ward: _____
 Variance Requested: _____

Reason for Request: PROPERTY FENCING: DRUGS, Alcohol, STEALING, AUTO SALVAGE YARD NEIGHBOR

Applicant / Agent

Name: WILLIE THORNTON
 Address: 5109 WEST JONES AVE
PINE BLUFF, AR 71602
 Telephone: 870-794-7171
 Email: [REDACTED]
 Fax: _____

Property Owner (Must be filled out if different)

Name: CALVARY EVANGELISM ETR
 Address: PO Box 21384
WHITE HALL, AR 71612
 Telephone: 870-794-7171
 Email: [REDACTED]
 Fax: _____

Additional information/comments: SUBMITTING APPLICATIONS FOR SEWER-PLUMBING ELECTRICITY AND FENCING

Applicant / Business Owner Signature Willie Thornton Date 7-1-2026

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.



Black

Bert Black HVAC, Electrical, and Plumbing
3012 South Midland Dr.
Pine Bluff, AR 71603
(501)228-9770

BILL TO

Willie Thornton 4203608
5109 West Jones Street
Pine Bluff, AR 71602 USA

ESTIMATE
189711994

ESTIMATE DATE
Jun 09, 2026

JOB ADDRESS

Willie Thornton
5109 West Jones Street
Pine Bluff, AR 71602 USA

Job: 189674912

Technician: Harvey Wiley

ESTIMATE DETAILS

Exterior lighting and outlets: Provide exterior outlets and lighting on front, back and side parking ports.

All circuits will come from small sub panel

Conduit to be installed on exterior of building

Circuit 1 will run underneath home to metal carport and will supply power to back lights

Wires to run under home and will travel to the left of panel

Dig small trench from home to car port

Install wire and sleeve in pvc

Penetrate wall and mount box

From box run conduit up Along joist to box in middle of roof

Out of that box run wires down to box on opposite side

Install outlets in both boxes and mount light in the middle.

Circuit 2 will run under home towards the addition and will change over to conduit

Conduit will run along base of addition to second car port

In carport run conduit around corner to middle of carport

Mount box for outlets and in similar fashion to metal car port with light in the middle and outlet on either side

Exterior lighting in the back will run off of circuit powering existing light on rear in conduit at the top just under the soffit.

Set lights at location indicated on photos or at the request of customer.

All lights must have internal photo cell for dusk to dawn operation.

This job requires 2 men two days

Day 1 mount lights and install conduit and boxes

Day 2 pull wire and install breakers and outlets.

Fixtures to be provided by customer.

SERVICE	DESCRIPTION	QTY	STANDARD PRICE	PRICE	TOTAL
1	Surface Mounted Fixture Up To 12FT (Multiple Up To 3)	1.00	\$5,575.48	\$5,017.93	\$5,017.93
2	SL10-2.0 Surface Mounted Fixture Up To 12FT (Multiple Up To 3): Surface Mounted Fixture Up To 12FT (Multiple Up To 3)	1.00	\$78.96	\$71.06	\$71.06
3	SL13-3.5 Switches Or Receptacles Installation Or Replacement (Up To 20): Switches Or Receptacles Installation Or Replacement (Up To 20)	1.00	\$78.96	\$71.06	\$71.06
4	HTA - HVAC - 1 System: Our Home Team Advantage Membership contains many valuable services, benefits and discounts that are exclusive to our HTA Members only! • Seasonal maintenance services • 10% discount (HVAC / Plumbing / Electrical / Generator) • Priority scheduling • No overtime rates on service calls • 24/7 emergency hours • No Service Fee 24/7 (while membership is active) Bert Black HVAC Maintenance This is a biannual service for your AC, Furnace, and/or Heat Pump system. We will service your system by cleaning and inspecting the components to allow it to operate at maximum capacity and efficiency. <u>Memberships are non-refundable</u>	1.00	\$279.49	\$279.49	\$279.49
5	Discount: Discount	1.00	-\$500.00	-\$500.00	-\$500.00

#	DESCRIPTION	TOTAL
1	Senior Citizen Discount: Senior Citizen Discount	-\$466.01

MEMBER SAVINGS	\$573.35
SUB-TOTAL	\$4,473.53
ARKANSAS 6.5%	\$290.78
JEFFERSON COUNTY 1.25%	\$55.92
PINE BLUFF 1.625%	\$72.69
TOTAL	\$4,892.92
EST. FINANCING	\$61.15

Thank you for choosing Bert Black Service Companies

CUSTOMER AUTHORIZATION

This estimate is valid for acceptance for 30 days from it's created date. Upon acceptance of this estimate by customer, this WILL serve as a CONTRACT for the purchase of materials, equipment and services of work to be performed as set forth in the Scope of Work To Be Performed. Any additional materials or work to be performed outside of the Scope of Work To Be Performed will be subject to additional billing by Bert Black HVAC, Electrical, Plumbing in a supplemental estimate. I agree and authorize the work as summarized on the terms set forth herein, and I agree to pay the full amount for the Scope of Work To Be Performed. In the event I cancel the installation or service of the material and equipment set forth in the Scope of Work To Be Performed, I agree to pay for the full cost of all material and equipment, including any restocking fees, incurred by Bert Black HVAC, Electrical, Plumbing after my acceptance of this contract and said full cost shall be due and payable on or before Thirty (30) days from the cancellation of installation.

Sign here

Date

Ownership Description				Assessment Summary							
Name: THORNTON WILLIE T & MAXINE M				Type:RV	Res.Vac	Year		2023	20%	2012	20 %
5109 W JONES ST				Taxable:N	Notallow	Land		6,000	1,200	5,400	1,080
WHITE HALL				Neigh:PBWEST2		Bldgs					
AR 71602				Owner:412962		Total		6,000	1,200	5,400	1,080
Subd.: DOLL80 DOLLARWAY SCHOOL ADD				Status:	Tax Status:						
S-T-R:35-05-10				Block:002	Lot:003						
T.D.: 021 2 DOLLARWAY				City:PINE BLUFF							
Location: 5108BULLOCK ST				Map:							
Legal: BLK 2, BEG 220 FT E OF NW COR SD BLK 2 TH S 01 DEG 40 MINS				Old PID:							
W ALG A FENCE 190 FT S 87 DEGS 24 MINS E ALG A FENCE 101											
FT N 03 DEGS 02 MINS E ALG A FENCE 195 FT TO S R/W OF											
BULLOCK ST TH W ALG SD R/W 105.6 FT TO POB											
Trend		Street	Utilities	Topography	Landscaping						
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent							
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good							
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average							
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor							
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None							
Building Permit Record											
Date	Amount	Purpose	Note								
4/1/2010		DR Demo Res	1/18/12 KM DWG GONE TO 2012								
1/12/2010			1/12/10 LT DWG BURNED INT GUTTED ADJ VALUE 2010								
						1/18/2012	KAM	FC	5,400		5,400
						1/18/12 KM DWG GONE TO 2012					
						1/31/2011	KAM	FC	5,400	100	5,500
						1/21/11 KM DWG BURNED ADJ 2011					
						1/12/2010	LNT	FC	5,400	1,000	6,400
						ADJ VALUE 2010					
						6/25/2008	RCP	RA	5,400	20,950	26,350

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
4/1/2010		DR Demo Res	1/18/12 KM DWG GONE TO 2012
1/12/2010			1/12/10 LT DWG BURNED INT GUTTED ADJ VALUE 2010

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
10/17/2018	1011-116			LD	THORNTON WILLIE T & MAXINE M
12/28/1990	607-260		3,000		SANDERS CORNELIUS
8/30/1985	551-211		24,000		HOLMES HOSETTA

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	2.000	2.000		.000		3000.00						6,000		
			0.000				0.00						105 FRT		

Total: 6,000

Ownership Description					Assessment Summary				
Name: CALVARY EVANGELISM CENTER					Type: RV Res.Vac	Year	2023	20%	2011
5109 W JONES ST					Taxable: N Notallow	Land	6,600	1,320	6,450
WHITE HALL AR 71602					Neigh: PBWEST2	Bldgs			
Subd.: DOLL80 DOLLARWAY SCHOOL ADD					Owner: 447247	Total	6,600	1,320	6,450
S-T-R: 35-05-10					Status:	Tax Status:			
T.D.: 021 2 DOLLARWAY					Block: 002	Lot: 002			
Location: 5106 BULLOCK ST					City: PINE BLUFF	Review Record			
Legal: BLK 2, N 1/2 LOT 3 & W 30 FT N 1/2 LOT 2 & ALSO BEG 430 FT E					Map:	Date	By	Reason	Land
OF NW COR SD BLK 2 TH E 27.6 FT S 05 DEGS 42 MINS W 196 FT					Old PID:	6/24/2023	KGB	RV	6,600
W'LY TO A PT DUE S OF POB TH N TO POB									
						6/29/2018	SDH	RA	6,450
						1/21/2011	KAM	FC	6,450
						1/21/11	KM	DWG GONE TO 2011	
						6/25/2008	RCP	RA	6,450
									32,900
									39,350
						6/12/2003		RA	6,450
									25,900
									32,350
						5/24/2000		RA	6,450
									19,050
									25,500

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
10/7/2010		DR Demo Res	1/21/11 KM DWG GONE TO 2011(OBYI'S N/V)
8/24/2010		DR Demo Res	

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
1/6/2022	2022R-769			WD	CALVARY EVANGELISM CENTER
10/17/2018	1011-114			LD	THORNTON WILLIE T & MAXINE M
7/27/2010	886-657		2,000	WD	CLARK DEONDYLIA R
7/11/2005	802-323			CR	MARKS DONALD J

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	2.000	2.000		.000		3000.00		S	10			6,600		
			0.000				0.00						157.6 FRT		

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Variance request to establish an auto sales business at 5913 Dollarway Road in a B-3, Highway Commercial zone.

APPLICANT: Devin Biggs

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Hwy Commercial	LAND USE:	North:	Vacant - wooded
	South:	B-3, Hwy Commercial		South:	Retail – Town & Country – Liquor Sto.
	East:	B-3, Hwy Commercial		East:	Walgreens
	West:	B-3, Hwy Commercial		West:	Intersection - major

History

No similar request made within city limits.

REVIEW

Background and request: The applicant is requesting a variance to utilize the existing property at 5913 Dollarway Road as an automobile sales lot. The property is an existing, triangular-shaped parcel containing an older commercial building. The proposed use would involve displaying vehicles on the site and establishing customer access through proposed entrance and exit drives.

ISSUE

Based on the current Pine Bluff ordinance, I would not recommend treating the request as a valid variance request if the variance is intended to authorize the automobile sales use itself. The key issue is that Pine Bluff's definition of variance expressly limits variances to “height, area and size of structure or size of yards and open spaces.” It specifically states that “establishment or expansion of a use otherwise prohibited shall not be allowed by a variance.”

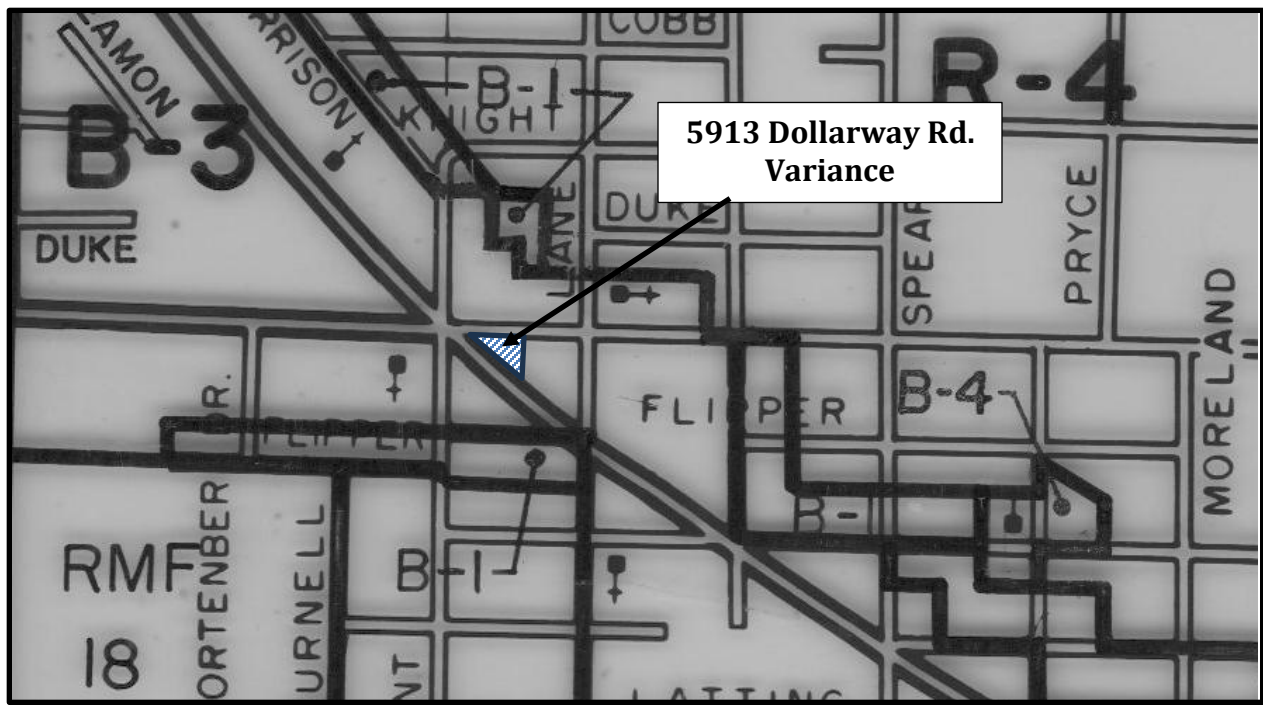
How that applies here, an automobile sales lot is itself a recognized use in the ordinance—the code defines a “vehicles sales lot, new and/or used.” So if automobile sales is a permitted use in the B-3 district, the applicant does not need a variance merely to establish the use.

Any requested relief from specific dimensional requirements should be separately identified and evaluated as a variance. The application does not clearly identify the specific ordinance provisions from which relief is being requested, the site plan is not to scale, and the proposed vehicle display within the visibility triangle raises a separate public-safety issue. The City's parking and site-improvement provisions also require automobile sales areas to be hard surfaced and require safe ingress and egress.

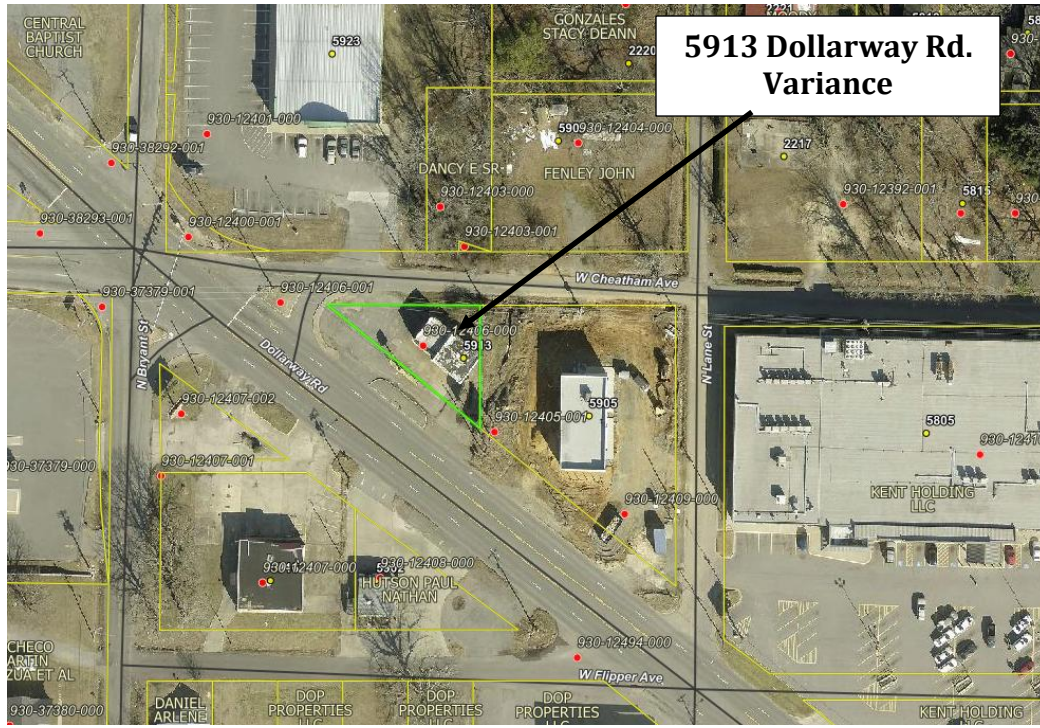
In short: the property being triangular may justify *consideration* of a dimensional variance, but it does not justify a variance to establish the automobile sales use or to waive fundamental intersection visibility requirements.

RECOMMENDATION

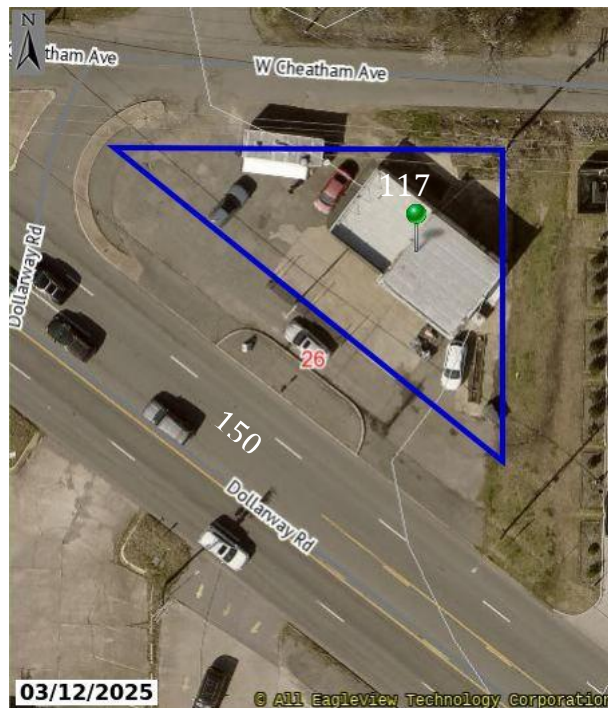
Staff recommends deferral of the variance as currently submitted because the application does not clearly identify the specific ordinance provisions from which relief is being requested, the site plan is not to scale, and the proposed vehicle display within the visibility triangle raises a separate public-safety issue.

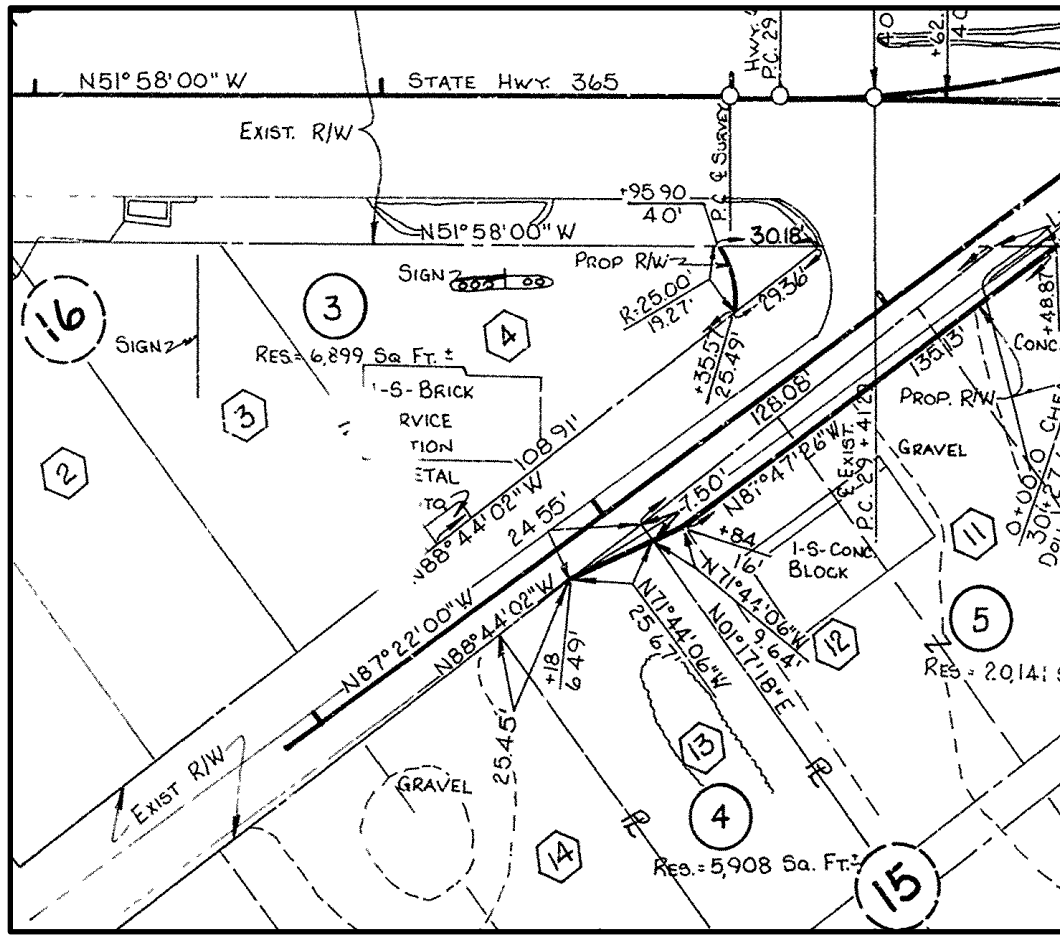


Zoning Map



Ownership map





ArDOT – R.O.W. sketch



5913 Dollarway Road



5913 Dollarway Road hard surfaced area west side of lot



View – front of 5913 Dollarway Rd



5913 Dollarway Road



Back side of 5913 Dollarway Rd



View – behind 5913 Dollarway Rd toward major intersection



Property north of 5913 Dollarway Road



Back side of 5913 Dollarway Rd – on left Walgreens

Case No. 2026-1061



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: 5913 dollarway Rd
Legal Description: 930.12406.000
Size of Property (acres): .13 Current Zoning: B-3 Ward: 4
Variance Requested: requesting to establish vehicle sales
with existing parking.
Reason for Request: Irregular shape of parking lot
limited to parking space.

Applicant / Agent

Name: Devin Biggs
Address: 5913 dollarway Rd
3419 hwy 65 S. Lot 80
Telephone: 870 592 4025
Email: [REDACTED]
Fax: _____

Property Owner (Must be filled out if different)

Name: Forrest Maysgrove
Address: 2700 whisperwill
white Rd on 71602
Telephone: 870 247-3221
Email: _____
Fax: _____

Additional information/comments: _____

Devin Biggs 7-30-26
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.)

Forrest Maysgrove 7-30-26
Signature Date
Forrest Maysgrove
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.

Devin Biggs
07-31-2026

City of Pine Bluff,

My name is Devin Biggs, business owner of D&J Auto Sales LLC, address; 5913 Dollarway road White Hall Arkansas, 71602. The current zone of the building is zone B-3, ward 4. The proposed and current use of 5913 Dollarway Road will be for used car sales. I am requesting to establish used car sales with the existing parking space. The parking lot is irregular shaped and limited to parking; being a smaller lot. The building lies between Cheatham and Dollarway Road. The west side/front of the building adjacent to Dollarway Road; the east side/back of the building adjacent to Cheatham Ave. I am requesting to park 3-4 vehicles NE of the parking lot adjacent to Dollarway and Cheatham; along the side walk, facing north. I am requesting for employee/office (2 vehicles) parking on the east side of the building adjacent to Cheatham Ave. I am also requesting customer parking on the north-east side of the building.

Thank you,
Devin Biggs

5701 Cheatham Ave.

150 ft from S. to N.

entrance Property line

entrance to
entrance 60 ft.

48 ft
for cars to
be parked

side walk
4 ft

entrance

101 ft from sidewalk
to NW front corner
of building

customer
parking

30 ft

employee/office
parking

40 ft

128 ft
from corner of building
to front door

151 ft
151 ft

15 ft

29 ft

31 ft

39 ft from
sidewalk to
front door

51 ft
including
sidewalk/curb

60 ft from property
line to front corner
of building

137 feet from east property line to west property line

South

North

Dollarway Road

150 feet from South property line
to North property line where
Cars will be parked by the
north sidewalk.

West

101 feet from front door
entrance to north sidewalk
where I'm wanting to park cars.
105 with sidewalk included.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Variance request to reduce the front yard setback for development of a home at 2512 King Street within a R-3, Residential zone.

APPLICANT: Donna Collins / Josh Collins, Jr.

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Single Family Residence
	East:	R-3, Residential		East:	Single Family Residence - Old
	West:	R-3, Residential		West:	Cemetery

History

1-30-2024 – 1603 W. 33rd – Reduce front setback by 5 feet R-2 - Approved

1-30-2024 - 1601 W. 33rd – Reduce front setback by 5 feet R-2 - Approved

2-21-2021 - 5905 Dollarway – Reduce front setback B-3 – Approved

8-29-2017 - 3131 Olive – Reduce front setback B-4 – Approved

1-26-2016 - 417 University – Reduce front setback B-3 - Approved

REVIEW

Background and request: The applicant is requesting a variance from the minimum front yard setback requirement applicable to the property at 2512 King Street. The property is zoned R-3, Residential, where the applicable zoning requirement establishes a minimum 25-foot front yard setback. The requested variance would reduce the required front yard setback by seven (7) feet, resulting in a proposed setback of approximately 18 feet.

The request should be evaluated under the variance provisions of the zoning ordinance, including the five criteria contained within the ordinance's definition of a variance. A variance is intended to address a demonstrated hardship or unusual circumstance associated with a particular property and is not intended merely to permit a property owner to avoid a generally applicable zoning requirement or to obtain a preferred development arrangement. The property and surrounding area should therefore be considered in relation to the physical characteristics of the lot, existing development patterns, the street right-of-way, neighboring setbacks, and

whether strict application of the 25-foot requirement creates a circumstance that is unique to this property.

Site and Surrounding Area: The property is located at 2512 King Street in a sparsely developed older residential area zoned R-3. The existing development pattern in the immediate area appears to contain setbacks that do not uniformly correspond with the current 25-foot zoning requirement. In particular, the residence immediately adjoining the subject property to the east appears to be located approximately 16 feet from the front property line.

The platted street rights-of-way in this portion of King Street are generally 50 feet in width. However, the actual paved portion of the street is substantially narrower, generally measuring approximately 16 to 18 feet in width. Consequently, there is a substantial difference between the platted right-of-way and the existing paved travel surface. This condition is relevant to the physical relationship between the proposed structure and the traveled portion of King Street. Nevertheless, the zoning setback is ordinarily measured from the applicable property line or right-of-way line rather than from the edge of pavement. The existence of additional right-of-way area that is not presently paved does not, by itself, eliminate the applicable setback requirement. The surrounding development pattern, including the apparently shorter setback of the adjoining residence, does provide evidence that the neighborhood contains development closer to King Street than the current 25-foot requirement would otherwise allow.

Zoning and Land Use Considerations: The request must also be evaluated under the ordinance provisions governing variances. The ordinance's variance definition establishes five considerations that should be addressed by the Commission when determining whether a variance is appropriate:

1. Whether the property has exceptional or extraordinary circumstances or conditions that are peculiar to the property and that do not generally apply to other properties in the same zoning district.
2. Whether the exceptional circumstances or conditions create an unnecessary hardship in the use of the property under the applicable zoning regulations.
3. Whether the requested variance is necessary to permit reasonable use of the property and whether the relief requested is more than is reasonably necessary to address the alleged hardship.
4. Whether granting the variance would alter the essential character of the locality or otherwise adversely affect surrounding properties or public welfare.

5. Whether the hardship is created by the property itself rather than by the applicant or property owner, and whether the requested variance is consistent with the intent and purpose of the zoning ordinance.

These criteria should be considered collectively rather than relying upon a single circumstance, such as the setback of an adjoining residence.

Parking and Site Operational Impacts: Parking is not proposed in the reduced front setback and based on survey submitted will be located on the west side near the rear of the residence with access off Willow Street.

The relatively narrow paved roadway is also a relevant site characteristic. Although the platted right-of-way is approximately 50 feet wide, the existing paved roadway occupies only approximately 16 to 18 feet. This means that the proposed 18-foot setback would still provide a substantial separation between the proposed building and the existing paved travel surface.

At the same time, the Commission should distinguish between the existing physical condition of King Street and the legal width of the right-of-way. The unpaved portion of the right-of-way may be available for future roadway, drainage, utility, or other public purposes. Therefore, the setback should continue to be measured from the applicable property/right-of-way line rather than treating the current edge of pavement as the effective front property line.

Findings and Analysis: The requested seven-foot reduction would reduce the required 25-foot front yard setback to approximately 18 feet. The surrounding development pattern provides some support for the request, particularly the adjoining residence to the east, which appears to have a setback of approximately 16 feet. In addition, although King Street has a platted 50-foot right-of-way, the existing paved roadway is only approximately 16 to 18 feet wide.

The request is limited in scope and would retain a substantial front yard while remaining generally consistent with the immediate development pattern. The variance is not expected to adversely affect surrounding properties, traffic, or the character of the residential area.

In considering the ordinance's five variance criteria, the primary issue is whether the site's physical circumstances constitute an exceptional condition or unnecessary hardship unique to the property. The surrounding setbacks and existing street configuration provide reasonable justification for limited relief, although the

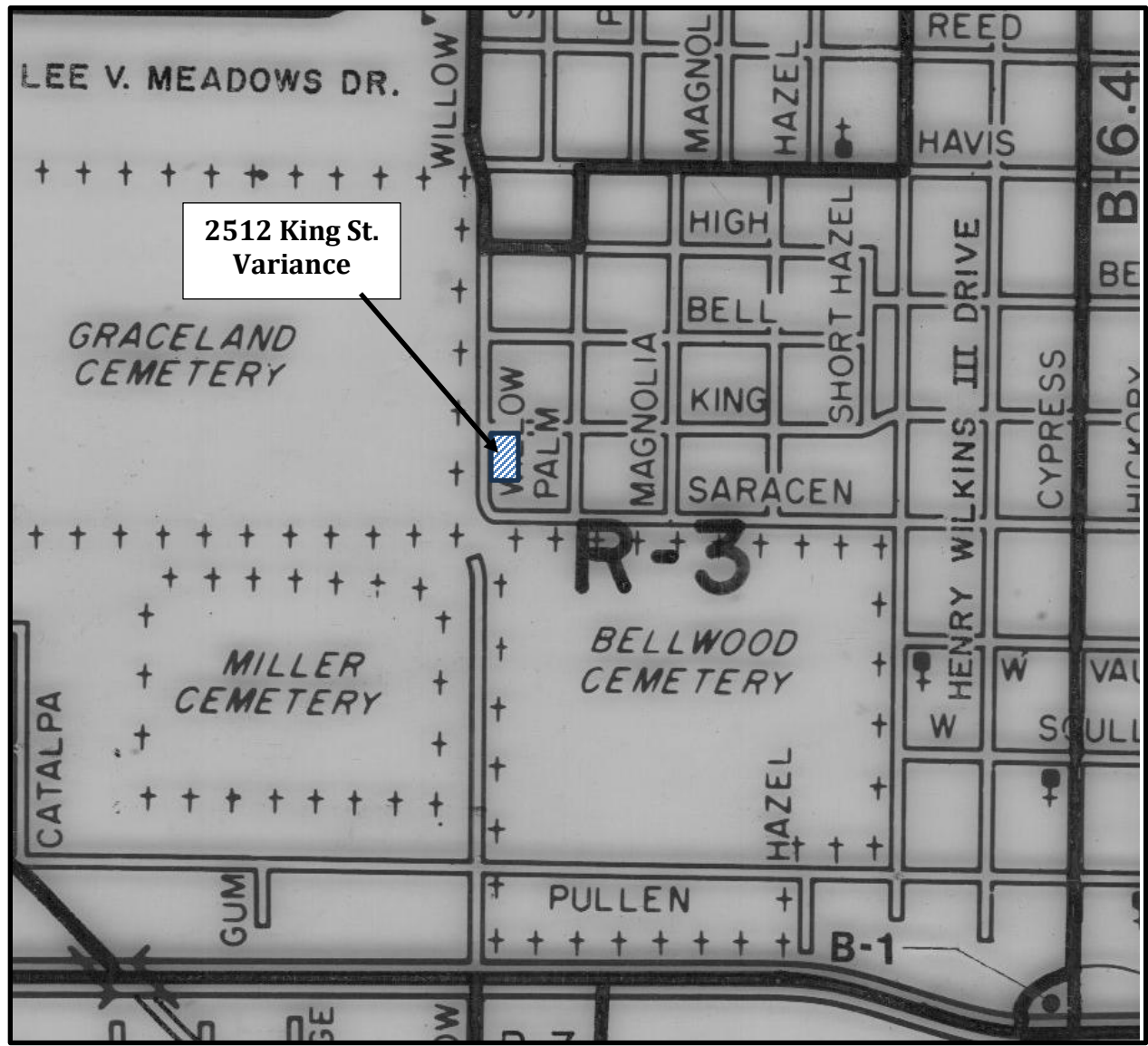
Commission should make a specific finding that the circumstances satisfy the ordinance's hardship standard.

Recommendation

Part 1: Should the Commission determine that the evidence does not establish an exceptional condition or unnecessary hardship peculiar to the property, staff recommends denial of the variance because the requested relief would then be based primarily upon development convenience and the setback of adjoining property rather than the property-specific hardship required for a variance.

However, in the event the Commission finds that the requested seven-foot reduction is a limited and proportionate adjustment that is compatible with the existing development pattern, does not eliminate the required front yard, and will not adversely affect surrounding property, and in its determination the site's physical circumstances satisfy the ordinance's five variance criteria, then staff recommends approval of the requested seven-foot reduction in the minimum front yard setback, from 25 feet to approximately 18 feet at 2512 King Street, subject to the following conditions:

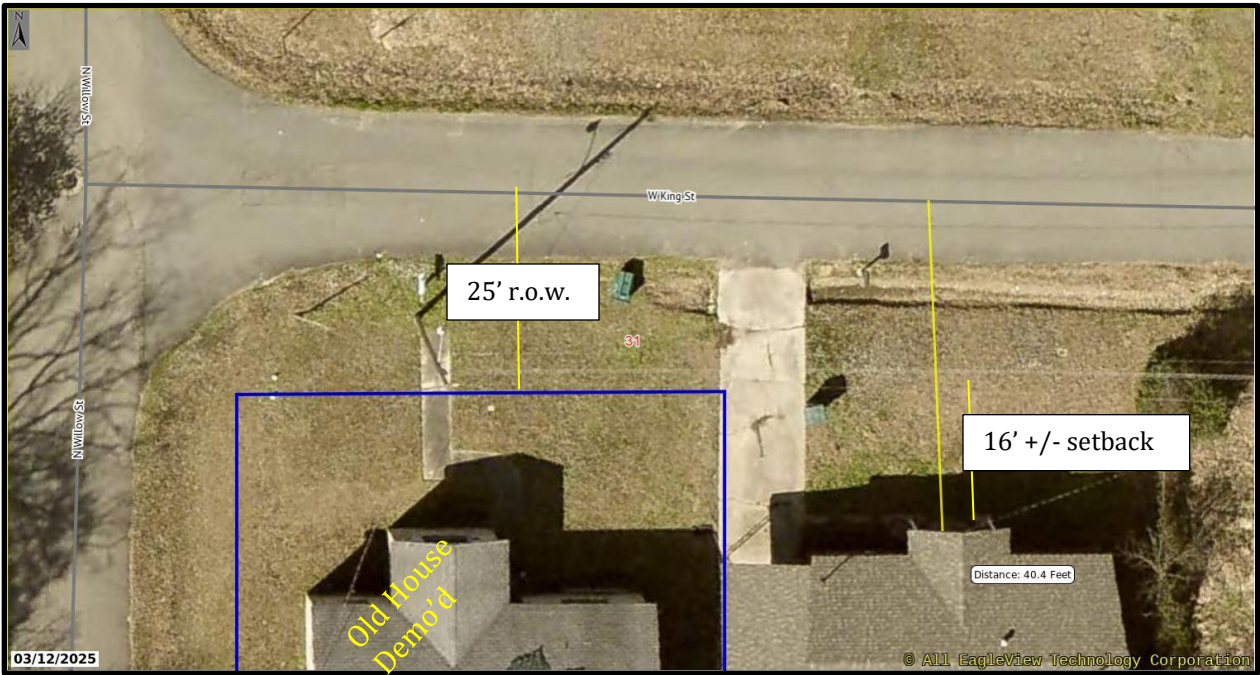
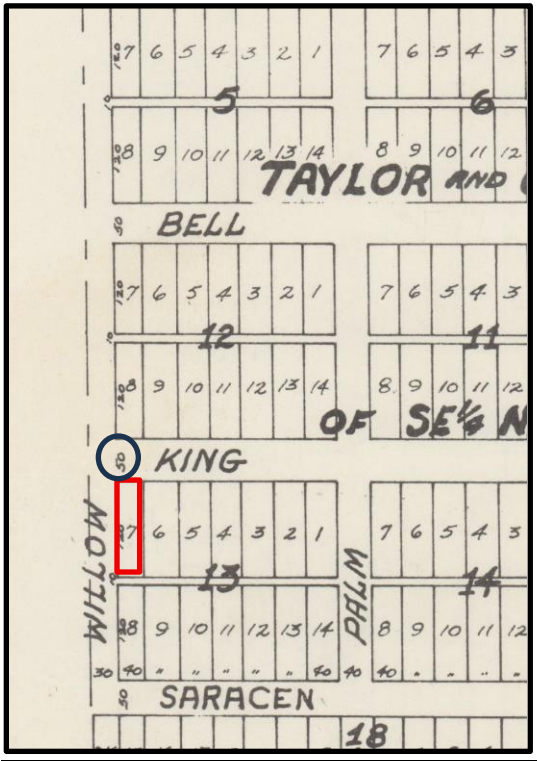
1. The variance shall be limited specifically to the front yard setback and shall authorize a minimum setback of 18 feet from the applicable front property/right-of-way line.
2. The variance shall not modify any other zoning, building, parking, drainage, utility, fire, or access requirements applicable to the property.
3. Final construction and site plans shall demonstrate that required parking and vehicular access can be accommodated without creating a safety or circulation problem.
4. The variance shall **not** be construed as establishing the existing edge of pavement as the front property line; the applicable setback shall continue to be measured from the legally established property/right-of-way line.
5. The Commission's approval should include findings that the site-specific conditions and surrounding development pattern satisfy the five variance criteria contained in the ordinance and that the reduced setback will not adversely affect the essential character of the surrounding residential area or public welfare.



Zoning Map



Ownership map





2512 King Street



Property east of and adjoining 2512 King Street



Residence south of and adjoining 2512 King Street



Residence south of and adjoining 2512 King Street



Lot north of and across street from 2512 King Street



Cemetery west of and across Willow Street from 2512 King Street

Case No. 2026-1075

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: 2512 W. King StreetLegal Description: BKL 13, W 1/2 LOT 6 & ALL 7930-63059-000Size of Property (acres): 0.166Current Zoning: R-3Ward: 4

Variance Requested: Request approval for a 25-foot front setback to match the previous home and adjacent residence.

Reason for Request: To maintain the established building line by matching the previous home's 25-foot setback of the bordering family-owned residence.

Applicant / AgentName: Donna CollinsAddress: 4169 Hwy 190EWhite Hall, AR 71602Telephone: 501-797-880Email: dellischir@gmail.com

Fax: _____

Property Owner (Must be filled out if different)Name: Josh Collins Jr.Address: 4169 Hwy 190EWhite Hall, AR 71602Telephone: 870-942-1967Email: susie.mae@hotmail.com

Fax: _____

Additional information/comments: The previous home on this property was located 25 feet from the front property line. The neighboring home, which is owned by family, is also setback 25 ft. Approval of this variance will allow the new home to align with both the historic placement of the previous structure and the neighboring residence. Also requesting approval of a parking area located off Willow Street.

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.)

Donna Collins 7/26/24
 Signature Date

Donna Collins

Printed Name

Owner or Authorized Agent
 (Check one)

Josh Collins Jr. 7/26/24
 Signature Date

Josh Collins Jr.

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.

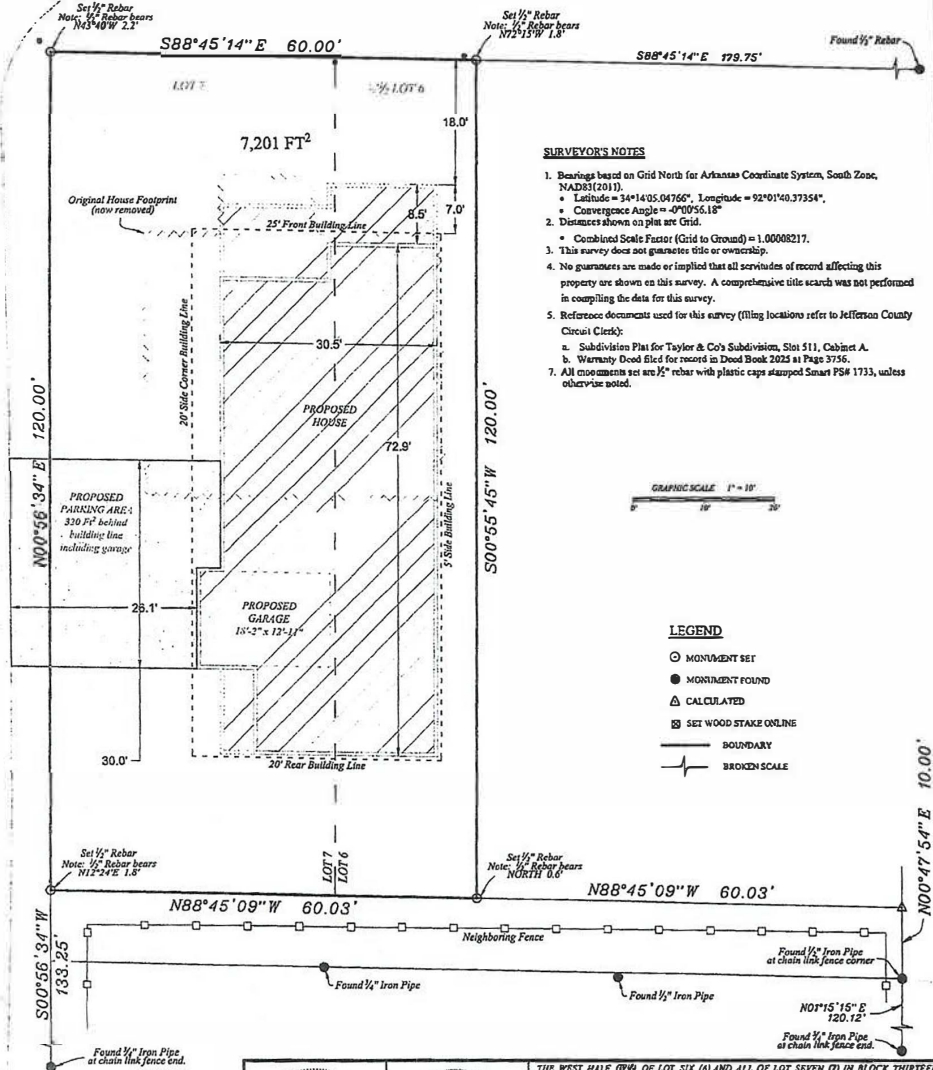
PLAT OF SURVEY / SITE PLAN

THE WEST HALF OF LOT 6 AND THE ALL OF LOT 7 IN BLOCK 13 OF TAYLOR & COMPANY'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 9 WEST, PINE BLUFF, ARKANSAS



King Street

Willow Street



SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
 - Latitude = 34°14'05.04766", Longitude = 92°01'40.37354",
 - Convergence Angle = -0°00'56.18"
- Distances shown on plat are Grid.
- Combined Scale Factor (Grid to Ground) = 1.00008217.
- This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
- Reference documents used for this survey (filing locations refer to Jefferson County Circuit Clerk):
 - Subdivision Plat for Taylor & Co's Subdivision, Slot 511, Cabinet A.
 - Warranty Deed filed for record in Dood Book 2023 at Page 3756.
- All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

LEGEND

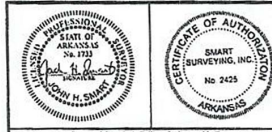
- MONUMENT SET
- MONUMENT FOUND
- △ CALCULATED
- SET WOOD STAKE ONLINE
- BOUNDARY
- BROKEN SCALE

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart
John H. Smart

7/24/2026
Date



THE WEST HALF (NW½) OF LOT SIX (6) AND ALL OF LOT SEVEN (7) IN BLOCK THIRTEEN OF TAYLOR & COMPANY'S SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 3RD P. M. JEFFERSON COUNTY, ARKANSAS

SMART SURVEYING INCORPORATED

1518 E. Warren Rd.
Arkadelphia, AR 72004
Cell: (870) 882-1422

Date:	July 24, 2026	Drawn by:	JHS
Drawing:	1911-Collins-Taylor & Co-SD	Page:	1 of 1