

MINUTES OF THE PROPERTY OWNERS APPEAL BOARD

MONDAY ~ JUNE 3, 2019 ~ 11:00 A.M.

ENGINEERING DEPARTMENT CONFERENCE ROOM

The meeting was called to order by Chairperson Karen Lewis, presiding. On roll call, the following members of the Property Owners Appeal Board (POAB) were also present: Megan Raynor, Scott Monroe, and Joel Culberson; absent - Dennis Shaeffer. Chairperson Lewis declared a quorum present.

Each member of the POAB present introduced themselves conveying how long they've been property owners in Fort Smith. The following City of Fort Smith staff were also in attendance and introduced themselves as noted below:

- ▶ Sherri Gard, City Clerk
- ▶ Shawn Gard, Neighborhood Services Inspector
- ▶ Jimmie Deer, Building Official

The minutes of the December 10, 2018 meeting was presented for approval. Raynor, seconded by Monroe, moved approval of the minutes as written. The members present all voting aye, Chairperson Lewis declared the motion carried.

Item No. 1 was consideration of Variance Request No. 2019-01, which is per the request of Hector Enciso, owner of 2440 North 27th Street. The request is to allow up to seventy-five-percent (75%) of the gross front or exterior side yard to be used as improved/paved area for parking vehicles at the aforementioned address, which is located in Blairs Happy Home.

Mr. Deer briefed the POAB on the item advising the subject property is currently being developed for residential, duplex housing. It was recently discovered that the

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intended parking area for the development will be required for the future expansion of Kelley Highway. When acquisition of the required right-of-way is accomplished, such will not allow adequate space for the required number of parking spaces for the development. The only option is to relocate the parking area, which also requires relocation of the entrance into the development from Kelley Highway to North 27th Street. Such will exceed the current maximum of forty-percent (40%) of the gross front or exterior side yard to be used as improved area for parking vehicles. The owner is requesting a variance of the aforementioned to allow up to 75% of improved/paved area for parking. Staff maintains no objection to the requested variance.

Mr. Brett Abbott, architect for the development, and Mr. Enciso were present to address any concerns with the requested variance.

There were multiple inquires whereby all concerns and inquires were addressed.

Monroe, seconded by Raynor, moved to grant the subject variance as requested, i.e. allow up to 75% of the gross front or exterior side yard to be used as improved/paved area for parking at 2440 North 27th Street. The members present all voting aye, Chairperson Lewis declared the motion carried.

Regarding the 2019 appeal process for delinquent property cleanup liens, the members present confirmed the date of Monday, July 8, 2019 to conduct the annual planning meeting for same.

There being no further business to come before the Property Owners Appeal Board, Raynor moved that the meeting adjourn. The motion was seconded by Monroe and the

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members present all voting aye, Chairperson Lewis declared the motion carried and the meeting stood adjourned at 11:12 a.m.

APPROVED:


CHAIRPERSON

ATTEST:


CITY CLERK