

Cotter Planning and Zoning Commission Meeting

Chairperson: Jason Nazarenko

Call To Order: Time: 6:30 By: JASON Date: 10/25/22

Roll Call:

Joe Ross Tim Risley Mark Johnson
Jason Nazarenko Ben Woodard Linda Brazeel
Mayor Carridine JACK CHRISTIANSEN
Mertice Kray (advisory position)
(x=Present)

Quorum Declared; By JASON

Reading of Previous Meeting Minutes: Approved/Not Approved
Approved w/noted changes

WAIVED

Old Business: NONE

Discussion: NONE

Motion:

By: Second: Pass/Fail

New Business: LOTS 506 & 507, MCLEAN AVE., COTTER
1 HOUSE ON 2 LOTS, 50' VS. 70' FRONTAGE.

Discussion: NO SUBSTANTIAL ISSUES EXCEPT CODE
COMPLIANT ACCESS TO LOFT - B.O. TO
REVIEW

Motion:

By: LINDA Second: MARK Pass/Fail 6-FOR; 0-AGAINST

ADVANCED TO PUBLIC HEARING ON 11/22/22

New Business: SIDEYARD VARIANCE TO 8' ON SOUTH AND 5 1/2' ON THE NORTH VS. REQUIRED 10'-0"

Discussion: NO HARDSHIP PRESENT FOR NEED. CONCERNS ON COMMISSION FOR PRECEDENT. B.O. TO REVIEW FOR BLDG. TO BLDG. FIRE SEPARATION. ENCOURAGED APPLICANT TO REVISE PLAN.

Motion!

By: KARK

Second: JACK Pass/Fail 6-0-0 FOR

ADVANCED TO PUBLIC HEARING ON 11/22/22

Adjournment: Motion by: JOE Second: LINDA Time: 7:10

APPLICATION FOR PUBLIC HEARING

TO THE COTTER BOARD OF ZONING ADJUSTMENT:

Application is hereby made to the Cotter Board of Zoning Adjustment pursuant to the Arkansas laws, Act 186 of 1957, Act of Arkansas, as amended, and the Cotter zoning regulations, Ordinance 158-71, as amended, requesting a hearing related to the following described property:

1) Legal Description: lots 506 AND 507 in the town of Cotter Baxter County, Arkansas

2) Street Address or approximation thereof: McLean Ave Cotter, Ar 72626

3) Title to this property is vested in the name of: Rick J. Robertson
Address: 740 Denton Ferry Rd, Cotter Ar 72626

4) (There are) (There are no) deed restrictions pertaining to the variance or appeal requested herein. Any restrictions are described: _____

5) The hearing is requested for the following reasons:
() Appeal from a decision of the Building Official concerning his interpretation of the zoning regulations. Explanation: _____

Zoning Article# _____

Request for a variance from the zoning regulations due to the unique characteristics of the property. Explanation: lot 506 AND 507 (2) lots for New Construction of single dwelling

* only 2 lots (1) Building Zoning Article# _____

() Request to (Remodel) (Expand) a nonconforming structure. Explanation: _____

6) A map of the subject property is enclosed herewith as a means of illustrating the problem of concern. Where applicable, the map shows (1) the approximate dimensions of property lines and adjoining right-of-way, (2) approximate outline location of buildings with appropriate dimensions, and (3) land uses and owners names of adjacent properties.

- 7) It is understood that the Notice of Public Hearing will be published at least seven (7) days prior to said hearing in a newspaper or general circulations in the City. The charge for this publication is to be paid for by the Applicant.
- 8) It is understood by the Applicant that the Board of Zoning Adjustment may request that additional notice of said public hearing be given to certain interested persons and or organizations.
- 9) Submit original, with attachments, to Building Official of the City of Cotter and deliver a legible copy, with all attachments, to the Chairman of the Planning Commission. Use additional sheets if above spaces are inadequate. The Applicant is responsible for the delivery and mailing of all copies.
- 10) Under penalties of perjury, I declare that I have examined this petition, including accompanying materials and statements, and to the best of my knowledge and belief it is true, correct and complete.

Respectfully submitted,

Applicants Signature [Signature]
 Address 740 Denton Ferry Rd, Cotter Ar.
 Phone Number 251-424-7189

(Do not write below this line)

BUILDING OFFICIAL:

Date: _____

Are all 10 points of the application in order? Yes _____ No _____

Were the required number of copies mailed by Applicant? Yes _____ No _____

Time & Date of Public Hearing? Date: _____ Time: _____

Notice Published: Newspaper: _____ Date: _____

Copy Attached? Yes _____ No _____

Application approved by Board of Zoning Adjustment? Yes _____ No _____ Date: _____

Subject to: _____

Application disapproved by Board of Zoning Adjustment? Yes _____ No _____ Date: _____

Reasons: _____

Board's decision was (), Was Not () appealed to a court of record: _____

Date Appealed: _____

Court of record action on appeal: _____

Signed by Building Official: _____ Date: _____

City of Cotter, Arkansas Administrative Procedures for Application to the Board of Zoning Adjustment

BZA App. No. _____

Form #6

NOTICE OF PUBLIC HEARING BEFORE
THE BOARD OF ZONING ADJUSTMENT

Notice is hereby given that an application by _____
For a hearing before the Cotter Board of Zoning Adjustment has been filed with the Board of Zoning
Adjustment wherein the (appeal or application) _____ for a variance is concerned with the property
located at _____

And the content of the application is described as follows: _____

A PUBLIC HEARING on said application will be held by the Cotter Board of Zoning Adjustment at
_____ AM/PM, on _____, 20_____ at Cotter City Hall.

ALL PARTIES IN INTEREST MAY BE HEARD at said time and place or may notify the Board of Zoning
Adjustment by letter of their views on the matter.

THE APPLICATION is on file for public inspection at Cotter City Hall.

Dated this _____ day of _____, 20_____

Cotter Board of Zoning Adjustment,

By: _____
Chairman



ARCountyData.com Map
Like this feature? Let us know!

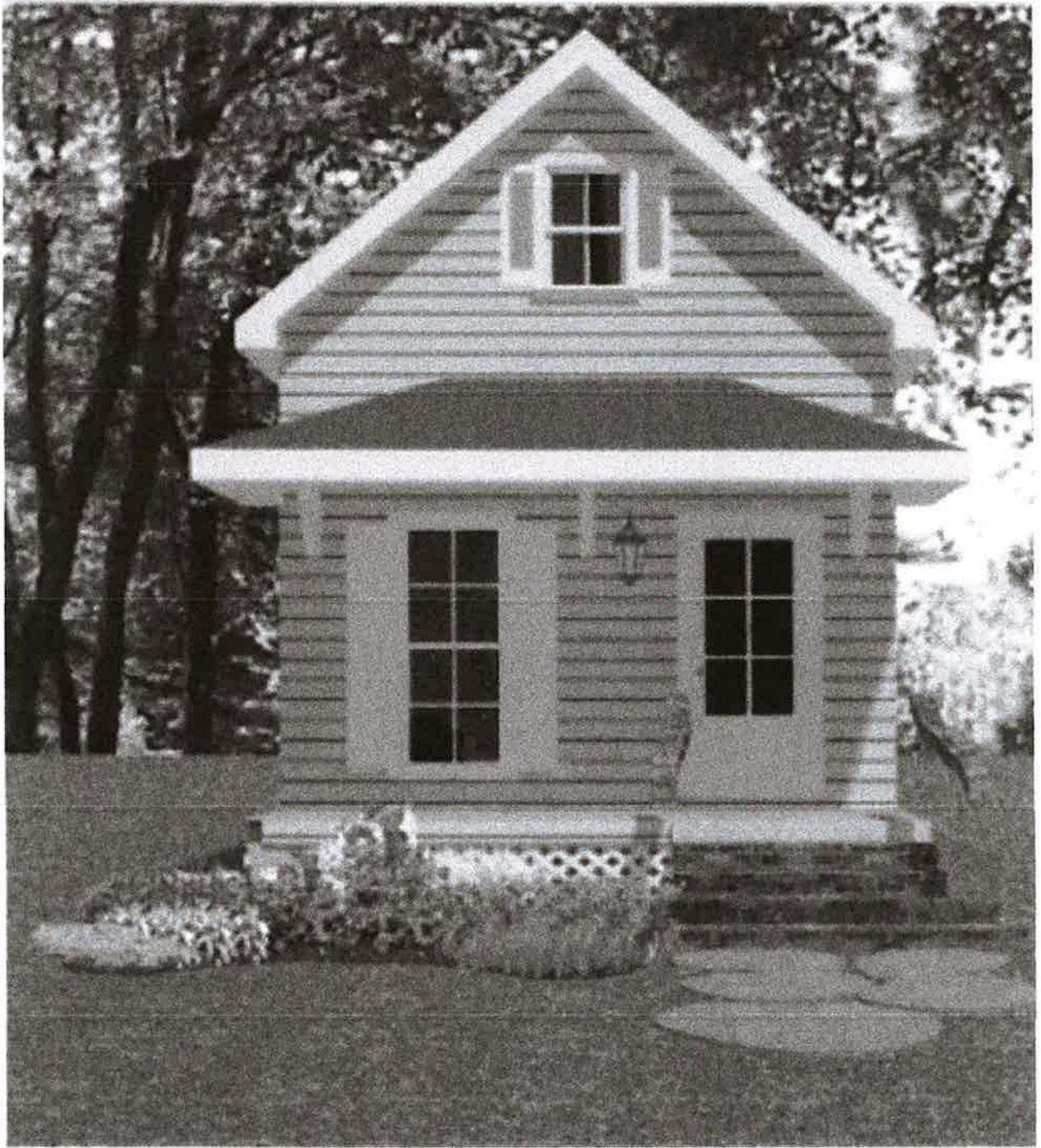
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AHKAVI LAUREN M
MCLEAN AVE
COTTER, AR 72626

Basic Land Sales Valuation Taxes Receipts Parcel Boundary 

Sales History

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
9/7/2021	8/26/2021	104	LAND(COMM)	ROBERTSON	2021	L202110253	REDWD(Redemption Warranty Deed)
5/12/2020	4/30/2020	0	ROBERTSON	AHKAVI	2020	L202004241	WD(Warranty Deed)
6/21/2017	6/21/2017	3,500	DILLARD DENNY D & SHIRLEE A	ROBERTSON RICK J	2017	L201705345	WD(Warranty Deed)
5/4/2012	5/4/2012	0	DILLARD	DILLARD TRUST	2012	3597	WD(Warranty Deed)
12/6/1996	12/6/1996	22,000	WHITE RIVER	DILLARD	96	11364	



Property line (Rear)

85'

15'

DECK
14'-4" x 15'-8"

2060

MASTER
BEDROOM
14'-4" x 9'-8"

W.D.

KITCHEN
9'-0" x 7'-6"

2010

LADDER TO
LOFT

2010

2010

GREAT ROOM
14'-4" x 11'-6"
CATHEDRAL CEILING

17'-6"

17'-6"

2060

DECK
14'-4" x 8'-8"

2010

15'

85'

Property line (Front)

Property line (side)

30'

Property line (side)

