



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 2 Board of Zoning Adjustments

Tuesday, July 19, 2016

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

Approval of the BZA Meeting Minutes for June 21, 2016.

A motion was made by Rick Miles, seconded by Jerry Reece, that this matter be Approved . The motion PASSED with the following vote:

4. Appeal Cases

Variance: VR 16-24 6701 Vanwinkle Road

Darrell and Sharon Spencer request a variance for property located at 6701 Vanwinkle Road to allow a mobile home to stay on the property that exceeds the maximum 8 year age requirement (1997 model). This is located on an R-1 Single Family Residential District.

APPLICANT: Mr. Darrell and Ms. Sharon Spencer requested a variance for their property to allow for a mobile home to be placed on the lot. The variance is requested because the lot is zoned I-2, the mobile home is older than 8 years and the lot already has an existing house sitting on it. Mr. Spencer explained the purpose of the trailer is to allow their son to have a place to stay during and after college so he can avoid having a large amount of debt. He went on to explain they are planning on doing a complete remodel on the trailer. He also said they planned to resurvey the lot to fix the issue with having two living structures on one lot.

BZA: Mr. Doug Gilmore asked the applicant if the property was currently one lot. Mr. Spencer responded telling him that it currently was one lot but he planned on having that lot resurveyed into two lots.

APPLICANT: Mr. Spencer explained that his family spent quite a bit of money and effort remodeling the current house that is on the lot so it would look better. He plans on doing the same for this trailer. He went on to say that he come to City Hall to pick up his permit and no one mentioned or explained to him the need for them to come see the Planning Department before they put the trailer on the lot. They did not move the trailer onto the lot to intentionally cause problems.

BZA: Mr. Gilmore asked the applicants about the estimated time needed for them to fix the trailer and complete all their remodels.

APPLICANT: Mr. Spencer explained that he hoped to have it finished within one year to allow his son to move in once he completes college. He explained that because he is a farmer it would take between six months to one year to get this done.

BZA: Mr. Rick Miles asked the applicant if they told city staff about the age of the trailer when they came to pick up their permits.

APPLICANT: Mr. Spencer said that he told City Water and Light and city staff at the Municipal Center exactly what they were doing.

STAFF: Ms. Tracy McGaha explained to the board that Planning was never informed of this trailer until our department received a complaint from a concerned citizen. She went on to explain that Planning did tell the applicants they would have to survey the land into two lots so the trailer could stay where it was originally located.

BZA: Mr. Sean Stem asked Ms. McGaha if the city code prevented older trailers from being placed on lots because of electrical issues.

STAFF: Ms. McGaha explained the reasoning for the age restriction was because of issues older trailers would have in regards to bring them up to code.

BZA: Mr. Rick Miles stated that we had another issue with the zoning of the lot. He asked Ms. McGaha if that issue was something the BZA was allowed to address.

STAFF: Ms. McGaha responded that she would have to research this after the meeting because this case may need to go through a Conditional Use process which is something the BZA committee does not do.

BZA: Mr. Rick Miles stated that he would like to table this request in order to give the applicant's time to get a rezoning for the lot and make the updates on the trailer.

Mr. Gilmore explained to the applicants that I-2 does not allow for mobile homes to be placed on those lots. Because of this the lot will have to be rezoned. He said they would need an engineer to replat the lot. He recommended letting an engineer handle the rezoning process. He also said the applicants needed to look into how much it will cost them to bring the trailer up to code.

APPLICANT: Mr. Spencer asked once they got the request done for the BZA who they needed to see.

BZA: Mr. Gilmore explained they would still need to come back to the BZA board for the trailer but it would be the MAPC who would oversee the rezoning process. He asked Mr. Spencer if they had anyone look at the trailer.

APPLICANT: Mr. Spencer said the only person to look over the trailer up to

this point was a roofer.

BZA: Mr. Rick Miles suggested the applicant go see Mr. Tim Renshaw in Inspections.

Mr. Miles said that Inspections would be able to point them in the right direction when it comes to getting the trailer up to code.

Variance: VR 16-25 6119 E. Highland

City of Jonesboro request a variance for property located at 6119 E. Highland to waive the front yard setback requirement to allow a 6 foot Chain Link fence / Dog Kennel. This is located on an C-3 General Commercial District.

APPLICANT: Mr. Larry Rogers requested a variance for 6119 E. Highland to waive the front yard setback to allow Animal Control to build a 6 foot chain link fence/dog kennel.

STAFF: Ms. Tracy McGaha explained the only reason the applicant needed to apply for a variance was because the fence was going to be located in the side setback and because of the height of the fence.

APPLICANT: Mr. Rogers said the fence was going to be commercial grade. He also explained that the road the fence was going to be on was gated. He said the only other person to have a key to the gate was the individual who owned land behind Animal Control.

Variance: VR 16-26 1807 Alonzo

Cuauhtemoc Esparza requests a variance for property located at 1807 Alonzo to waive the front yard setback requirements to allow a garage/carport to be built on the front of the house. This is located in a R-1 Single Family Residential District.

APPLICANT: Mr. Cuauhtemoc Esparza requested a variance for 1807 Alonzo so he can build a carport in the front yard setback.

BOARD: Mr. Doug Gilmore asked the applicant how close he would be to the sidewalk. Mr. Esparza said there would be four feet between the carport and the sidewalk.

Mr. Reese asked if this house already had a carport. Mr. Esparza said the house does have a carport but he wants to build a double carport. It would be wider than his current carport.

Mr. Gilmore asked if the carport was going to have walls and a garage door. The applicant said that if the board granted him the variance he would close in the carport.

APPLICANT: Ms. Esparza explained that the tree in their yard had already been removed.

BOARD: Mr. Gilmore asked if the neighbors had been notified.

STAFF: Mr. Jonathan Smith explained to the board that the applicant had not returned the letters signed by the neighbors because he thought they would be on the next month's agenda. Because the letters had not been returned yet we

thought we might be able to get the applicant through the variance process and then only issue him the building permit when we get the signed letters from the neighbors.

BOARD: Mr. Gilmore said that we needed those letters from the neighbors before we could proceed with the variance. He suggested the board table the request until the letters were brought to the Planning office.

5. Staff Comments

6. Adjournment