



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

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Tuesday, April 18, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

**Present** 4 - Doug Gilmore; Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent** 1 - Sean Stem

### 3. Approval of Minutes

[MIN-17:043](#)

BZA Minutes from March 21, 2017 Meeting.

Attachments: [BZA Minutes from March 21, 2017 Meeting](#)

**A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:**

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

### 4. Appeal Cases

**VR-17-06****VARIANCE: VR 17-06 3701 Casey Springs Road**

Michael Craig request a variance for address 3701 Casey Springs Road to waive the Single Family Building requirements of a lot due to the fact he wants to construct an accessory structure on the lot next to his home and the accessory structure will be located in the front yard setback. This is located on an R-1 Single Family Density District lot.

**Attachments:**[Application](#)[Letter](#)[Minor Plat](#)[Residential Application](#)[Picture of Building](#)[Drawing of map where slab for building is located](#)[Adjoining Property Owner Notification](#)[Adjoining Property Owner Letters](#)[Aerial View](#)

**APPLICANT:** Mr. Michael Craig requested a variance for 3701 Casey Springs Road to waive the single-family building requirements of a lot due to the fact that he wants to construct an accessory structure on the lot next to his house. The accessory structure will be located in the front yard setback.

**COMMISSION:** Mr. Reece asked if the storage building would be going on a separate lot.

**APPLICANT:** Mr. Craig said it was going to go on a separate lot. He also pointed out the adjoining property owners had no issue with this request. Mr. Craig said it would be professionally built and look closely to the color of his house as possible.

**COMMISSION:** Mr. Rick Miles asked how far the building was going to be from the street.

**APPLICANT:** Mr. Craig said he did not know the distance.

**No opposition from Public.**

**A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:**

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-07****VARIANCE:** VR 17-07 1916 and 1920 East Matthews

Bear State Bank request a variance for addresses at 1916 and 1920 East Matthews to waive the standard building setbacks due to the need to Replat and buildings have been located here for several years. Both are located on a C-3 General Commercial District lot.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Arnolds Variance](#)  
                              [Arnolds Minor Replat](#)  
                              [Property Owners](#)  
                              [Aerial View of Location](#)  
                              [Returned Adjoining Property Owner Notifications Signed](#)  
                              [USPS Returned Green Cards](#)

**APPLICANT:** Mr. George Hamman represented the applicant. He was not aware of any opposition to this request. These buildings were built very close together a long time ago. Mr. Kent Arnold wants to purchase these buildings so he can remodel them. Mr. Hamman said they need this variance because they are going to move the lot line. The old lot line goes through one of the buildings. The new lot line will go in-between the buildings. Bear State Bank is requesting a variance for addresses 1916 and 1920 East Matthews to waive the standard building setbacks due to the need to Replat and buildings have been located here for several years. Both are located on a C-3 General Commercial District.

**COMMISSION:** Mr. Reece asked Mr. Hamman if anyone has spoken with City, Water and Light about this.

**APPLICANT:** Mr. Hamman said they had not since they are not planning to add on to the building.

**No opposition from Public.**

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

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-08**

VARIANCE: VR 17-08 2305 Arrowhead Drive

Julie Waldo requests a variance for address 2305 Arrowhead Drive to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line facing Harrisburg Road. This is located on an R-1 Single Family Density District lot.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Diagram of Fence](#)  
                              [Aerial View of Location](#)  
                              [Picture of House View](#)  
                              [Picture of Street View](#)  
                              [Street View From Harrisburg Road](#)  
                              [Adjoining Property Owner Notifications](#)

**APPLICANT:** Mr. Jerry Waldo requested a variance for 2305 Arrowhead Drive to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line facing Harrisburg Road. This is located on an R-1 Single Family Density District.

Mr. Waldo said their neighbors have signed off on the notifications saying they are okay with this request. A six-foot fence does not offer much privacy in their back yard. There is a lot of foot traffic along their section of Harrisburg Road and they can look over the fence and see in the back yard.

No opposition from public.

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

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-09**

VARIANCE: VR 17-09 3803 Victoria Lane

Moss Fencing on behalf of Ed Gillham request a variance for address 3803 Victoria Lane to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line blocking the view of the school. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:**[Application](#)[Aerial View of Layout of Fence](#)[Adjoining Property Owner Notifications](#)[Aerial View](#)[View of School from Street](#)[USPS Returned Card](#)

**APPLICANT:** Moss Fencing requested a variance for 3803 Victoria Lane to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line blocking the view of the school. This is located on an R-2 Multi-Family Low Density District.

**APPLICANT:** Mr. Josh Moss said the applicant wanted to continue the fence along their property line all the way to their pond. This would add around 200 feet to the original request.

**STAFF:** Mr. Derrel Smith said the applicant would need to apply for an additional variance since the fence was going to be on two different addresses.

**APPLICANT:** Mr. Moss said they just continue this fence to the applicant's property line. That would only add an additional 40 or 50 feet to the picture that he originally submitted with the variance application.

**APPLICANT:** Mr. Moss said the fence is being built so the applicant does not have to look at the school behind their house. The school is not opposed to this fence request.

No opposition from public.

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

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-10****VARIANCE: VR 17-10 320 Prospect Trail**

Moss Fencing on behalf of Bob West request a variance for address 320 Prospect Trail for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:**[Application](#)[Aerial View of Fence](#)[USPS Returned Card](#)[SFR 16-228 320 Prospect Road House](#)[Aerial View of Location](#)[Aerial View](#)

**APPLICANT:** Moss Fencing requested a variance for 320 Prospect Trail for a fence that will extend into the front yard setbacks. This is also a six (6') foot tall wood fence instead of the standard four (4') foot in height and 50% open. This is located on an R-1 Single Family Density District.

**APPLICANT:** Mr. Josh Moss said they want to extend the applicants fence into a front yard. The applicant's house is on a corner lot. Because of this, their side property is considered a front yard and in order to put a fence there they will need to get a variance. The fence would extend out 6 foot past the front of the house.

**COMMISSION:** Mr. Miles asked if this was the back yard of the house.

**APPLICANT:** Mr. Moss said this is the back and side yard of the lot. The neighbor behind them will also have to request for the same variance in order to build a fence.

**COMMISSION:** Mr. Doug Gilmore pointed out this type of variance will be requested almost every time someone builds on a corner lot.

**COMMISSION:** Mr. Rick Miles said he felt like some sections of the fence code could be outdated.

**A motion was made by Rick Miles, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote:**

**Aye:** 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-11**

VARIANCE: VR 17-11 4501 Summit Ridge

Moss Fencing on behalf of David Wolf request a variance for address 4501 Summit Ridge for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:**[Application](#)[Aerial View](#)[Adjoining Property Owners Notifications](#)[Phone message](#)[Aerial View of House location](#)[USPS Returned Card](#)

**APPLICANT:** Moss Fencing requested a variance for 4501 Summit Ridge for a fence that will extend into the front yard setbacks. The fence is six (6') foot in height and wood instead of the four (4') foot in height and 50% open. This is located on an R-1 Single Family Density District.

**APPLICANT:** Mr. Josh Moss said that this is on a corner lot. He would like to enclose some of the side yard but the city considers that a front yard. He would like to extend the fence out 15 feet toward the street. This fence will not hurt the neighbor's fence style in any way.

**COMMISSION:** Mr. Rick Miles asked if this fence was being tied to an existing fence.

**APPLICANT:** Mr. Moss said they would be tying into an existing fence.

There has been no opposition to this request.

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

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-12****VARIANCE: VR 17-12 805 West Warner**

Roger and Linda Watkins requests a variance for address 805 W. Warner to waive the standard building setbacks since the property is located on the corner of Warner and Olive to construct a duplex on the property. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:**     [Application](#)  
                              [Drawing](#)  
                              [Plat](#)  
                              [Adjoining Property Owners Notification](#)  
                              [Layout](#)  
                              [Aerial View of Location](#)

**The Watkins requested a variance for 805 West Warner to waive the standard building setbacks since the property is located on the corner of Warner and Olive to construct a duplex on the property. This is located on an R-2 Multi-Family Low Density District. This request was tabled.**



**VR-17-13**

VARIANCE: VR 17-13 1205 South Madison

Sherrie Mitchell request a variance for address 1205 South Madison for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Drawing](#)  
                              [Existing Fence](#)  
                              [Fence](#)  
                              [Pictures](#)  
                              [Aerial View of Location](#)  
                              [Adjoining Property Owners Notifications](#)

**APPLICATN:** Ms. Sherrie Mitchell requested a variance for address 1205 South Madison for a fence that will extend into the front yard setback. This is a six (6') tall wood fence instead of the standard four (4') foot in height and 50% open. This is located in an R-1 Single Family Density District.

**APPLICANT:** Ms. Mitchell said she would like to put a privacy fence on the Elm side of her house. She wants that fence to extend past the front of her house. She would like to have a six foot privacy fence. She would like to have privacy for her grandkids. They have a lot of foot traffic around her house.

**STAFF:** Mr. Derrel Smith said the city would not have a problem with it as long as it does not block the line-of-sight for people driving on the road and pulling out of their driveways.

There was no opposition to this request.

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

**Aye:** 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-14**

VARIANCE: VR 17-14 4702 Mitchell and 4703 Morton

Lonnie Roberts request a variance for addresses 4702 Mitchell and 4703 Morton to waive the standard building setbacks since the property is located on three street fronts to accommodate saving 100-year-old oak trees that are located on the property while constructing the duplexes. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:**     [Application](#)  
                              [Drawing](#)  
                              [Orginial Drawing](#)  
                              [Aerial View](#)  
                              [Trees](#)  
                              [Aerial View of Location](#)

**APPLICANT:** Mr. Lonnie Roberts requested a variance for 4702 Mitchell and 4703 Morton to waive the standard building setbacks since the property is located on three street fronts to accommodate saving 100-year-old trees that are located on the property while constructing the duplexes. This is located on an R-2 Multi-Family Low Density District.

**APPLICANT:** Mr. Roberts said he is asking for this variance so he can save some old trees on the property. He showed the Board a plat showing everything he wanted to do on the lot. He is the only adjacent property owner. He owns everything around this property.

No opposition from the public.

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

**Aye:** 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**5. Staff Comments****6. Adjournment**