



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, June 20, 2017

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent 2 - Doug Gilmore and Jerry Reece

3. Approval of Minutes

[MIN-17:069](#)

MINUTES: BZA Minutes from May 16, 2017 Meeting.

Attachments: [BZA Minutes from May 16, 2017 Meeting](#)

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

4. Appeal Cases

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. This was Tabled on April 18, 2017.

This has been pulled per the applicant.

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

VR-17-19**VARIANCE:** VR 17-19 407 N. Caraway Road

Ricky Huang requests a variance for address 407 N. Caraway Road to allow a 50' by 60' storage building for personal use instead of a building for the tenants in an R-2 Classification. This is located on an R-2 Multi-Family Low Density District lot.

Attachments: [Application](#)
 [Letter](#)
 [Adjoining Property Owners](#)
 [Plat](#)
 [Aerial View](#)
 [407 N. Caraway Road - Subject Property](#)
 [Facing East on Caraway Rd across the street from subject property](#)
 [Facing North on Caraway Rd.](#)
 [Facing South on Caraway Rd.](#)
 [Looking at subject property West on Caraway Rd.](#)
 [Adjoining Property Owners](#)

APPLICANT: Mr. George Hamman requested a variance for 407 N. Caraway Road to allow a 50 X 60 foot storage building to be constructed on the property. The storage building will be for personal use. The property is zoned R-2 Multi-Family Low Density Residential District. Mr. Hamman explained the owner has a duplex and a 6-plex already on the property. The city also has a drainage pond on the property. The applicant has several offices around Jonesboro and he would like to use this storage building to storage furniture other personal belongings.

COMMISSION: Mr. Rick Miles wanted to make sure the storage building was going to be located behind the duplex.

APPLICANT: Mr. George Hamman said it would be behind the apartment buildings that are already on the lot.
Mr. George Hamman said the owner did not want to put utilities in the building.
Mr. George Hamman said he would encourage the owner to get utilities to the building.

COMMISSION: Mr. Stem made a motion to approve the request with the following conditions:

1. The building must be fully enclosed
2. The aesthetics of the building must be similar to match the structures already on the property.

APPLICANT: Mr. George Hamman said he would let the owners know.

No opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-21

VARIANCE: VR 17-21 402 West Woodrow

James Lasley request a variance for address 402 W. Woodrow to waive the standard setback of 7.5 feet to 7 feet for a 20 x 21 Vertical Metal Carport and will be in the front yard setback. This is located on an R-3 Multi-Family High Density District Lot.

Attachments: [Application](#)
 [Carport Picture](#)
 [Drawing](#)
 [Adjoining Property Owner Notification](#)
 [Aerial View](#)
 [Aerial View](#)
 [USPS Receipts](#)

APPLICANT: Mr. James Lasley requested a variance for address 402 W. Woodrow to waive the standard setback of 7.5 feet to 7 feet for a 20 X 21 vertical metal carport and will in the front yard setback. This is located on an R-3 Multi-Family High Density District. Mr. Lasley said he only wanted to put in a medal carport. He needs around 2 feet in order to do that.

COMMISSION: Mr. Rick Miles asked where the carport was going.

APPLICANT: Mr. Lasley said the carport was going to go in front of the house.

COMMISSION: Mr. Max Dacus pointed out the applicant would need a 4-foot variance for the front yard and a 6-inch variance for the side yard.

APPLICANT: Mr. James Lasley said they would bolt the carport down.

No opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-22

VARIANCE: VR 17-22 811 West Nettleton Avenue

Sherry Ellis requests a variance for address 811 W. Nettleton Avenue for fence going into front yard setback on the side that is a corner lot. This is located on an R-1 Single Family Medium Density District lot.

Attachments: [Application](#)
 [Drawing](#)
 [Picture](#)
 [Residential Application](#)
 [USPS Returned Receipts](#)
 [Aerial View](#)

APPLICANT: Ms. Sherry Ellis requested a variance for address 811 W. Nettleton for a fence going into the front yard setback on the side that is a corner lot. The property is zoned R-1 Single Family Residential District. She explained that they removed a chain link fence and would to replace it with a 6-foot privacy fence. The fence will be in the front yard setback and that is why she needs the variance. She also pointed out there would be a gate for people to access the yard.

STAFF: Mr. Derrel Smith said the fence would not create any additional visibility issues.

No opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-23

VARIANCE: VR 17-23 1711 Arch Street

Wesley Abernathy requests a variance for address 1711 Arch Street for putting up a 6-foot privacy fence in the front yard surrounding the pond that is located on the property. This is located on PD-RM Planned Developed Residential Multi-Family lots.

Attachments: [Application](#)
 [Drawing](#)
 [Pictures](#)
 [Adjoining Property Owner Notification](#)
 [Aerial View](#)
 [USPS Receipt](#)

APPLICANT: Mr. Wesley Abernathy requested a variance for address 1711 Arch Street. He would like to put a 6-foot privacy fence in the front yard surrounding the pond that is located on the property. This is located on PD-RM Planning Development Residential Multi-Family lots. There is a retention pond on his property and kids are using that pond to play in. The road dead ends at the end of his property so there is no through traffic going by there. The fence will not create any visibility issues. He mainly wants to put the fence up to keep kids out of the water.

COMMISSION: Mr. Rick Miles asked Mr. Abernathy if he would consider building a shadow box fence.

APPLICANT: Mr. Abernathy agreed to do the shadow box fence.

No opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-24**VARIANCE: VR 17-24 1209 East Country Club Terrace**

Tyler Soo request a variance for address 1209 E. Country Club Terrace for encroachment of the 20 foot rear setback for place an outdoor fireplace to be approximately 10 feet from rear property line and roof structure of covered patio to be approximately 11feet and 6 inches from rear property line. This is located on an R-1 Single Family Medium Density District Lot.

Attachments:[Application](#)[Plans](#)[USPS Receipts](#)[Aerial View](#)[1209 E. Country Club Terrace](#)[Facing east across the street from subject property on E. Country Club Terra](#)[Facing north on E. Country Club Terrace](#)[Facing south on E. Country Club Terrace](#)[Looking at subject property west on Country Club Terrace](#)**Postponed Temporarily**

VR-17-25

VARIANCE: VR 17-25 2819 East Nettleton Avenue

Gibson's Sign Mart on behalf of Food Smart requests a variance for address 2819 E. Nettleton to allow 390 square foot of signage to be installed on building which is over the sign code allowance of 12 percent. This is located on a C-3 General Commercial District Lot.

Attachments:[Application](#)[Property Owners](#)[USPS Letters](#)[Commercial Application](#)[Letter Sent and Envelope USPS](#)[Aerial View of 2918 E. Nettleton](#)[2819 E. Nettleton-subject property](#)[Facing east on W. Nettleton Ave.](#)[Facing north across the street from subject property on E. Nettleton Ave.](#)[Facing west on E. Nettleton Ave.](#)

APPLICANT: Gibson's Sign Mart requested a variance for address 2819 E. Nettleton to allow 390 square feet of signage to be installed on a building. This is over the sign code allowance of 350 square feet. The property is zoned C-3 General Commercial.

The sign has already been installed on the wall.

No Opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-26

VARIANCE: VR 17-26 2906 Stallings Lane

Sharon Stallings request a variance for address 2906 Stallings Lane to allow gravel surface parking lot instead of a paved parking lot as a “Park and Sale” Lot for individual owners of vehicles for sale. This is located on a C-3 General Commercial District Lot Limited Use Overlay.

Attachments:[Application](#)[Letter](#)[Plat](#)[Letter of Support](#)[USPS Signed Letters](#)[Aerial View of Property](#)[Facing west looking at subject property on US 49](#)[Facing east across the street from subject property on US 49](#)[Facing east on Stallings Ln.](#)[Facing north on US 49](#)[Facing south across the street from subject property on Stallings Ln.](#)[Facing west on Stallings Ln.](#)

APPLICANT: Mr. George Hamman requested a variance for address 2906 Stallings Lane to allow gravel surface parking lot instead of a paved parking lot as a “Park and Sale” lot for individual owner of vehicles for sale. This property is zoned C-3 General Commercial District. Mr. Hamman explained his client rezoned the property around one month ago. As of now, the park and sale will be around for the foreseeable future. Mr. Hamman also pointed out a letter he provided to the Board that showed where a surrounding neighbor had requested the parking lot to not be paved.

COMMISSION: Mr. Sean Stem pointed out all other variances the BZA has granted regarding parking lots have been on a temporary bases. If approved, this variance needs to only be good for a temporary period of time. He suggested the applicant come back before the BZA in two years.

COMMISSION: Mr. Max Dacus made a motion to approve the variance to allow for a SB2 surface with the stipulation the parking lot be revisited in 24 months.

No Opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VR-17-27

VARIANCE: VR 17-27 1020 Warner Avenue

Saco Jerez on behalf of owner Jeff Green requests a variance for address 1020 Warner Avenue to put a 6-foot privacy fence in the side front yard setback of 18 feet instead of the standard 25-foot setback. This is located on an R-2 Multi-Family Low Density District lot.

Attachments:[Application](#)[Residential Application](#)[USPS Receipts](#)[USPS Returned Certified Cards](#)[Adjoining Property Owner Notifications and Signatures](#)[Aerial View of Location](#)[Looking at subject property facing east on Nisbett St.](#)[Facing east on Warner Ave.](#)[Facing north on Nisbett St.](#)[Facing south across the street from subject property on Warner Ave.](#)[Facing south on Nisbett St.](#)[Facing subject property north on Warner Ave.](#)[Facing west across the street from subject property on Nisbett St.](#)[Facing west on Warner Ave.](#)

APPLICANT: Mr. Saco Jerez requested a variance for 1020 Warner Avenue to put a 6-foot privacy fence in the side front yard setback of 18 feet instead of the standard 25-foot setback. The property is zoned R-2 Multi-Family Low Density District. Mr. Jerez wants to build the privacy fence because he has a son who needs room to play. They would also like to have room for their dog.

COMMISSION: Mr. Rick Miles asked if the fence was going to go all the way to the front of the house.

Mr. Saco Jerez said the fence would not go all the way to the front of the house.

No opposition.

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

Aye: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

5. Staff Comments**6. Adjournment**