



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, October 17, 2017

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 4 - Doug Gilmore; Sean Stem; Rick Miles and Max Dacus Jr.

Absent 1 - Jerry Reece

3. Approval of Minutes

[MIN-17:116](#)

MINUTES: BZA Minutes from September 19, 2017 Meeting.

Attachments: [BZA Minutes from September 19, 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 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent: 1 - Jerry Reece

4. Appeal Cases

VR-17-33**VARIANCE: VR 17-33 -- 304 Baker Street**

George Hamman of Civilogic on behalf of owners Dan and Daisy Freeman request a variance for address 304 Baker Street to allow the owner to erect a second structure on the lot, which will contain one additional unit. This is located on R-2 Multi Family Low Density District.

Attachments: [Application](#)
 [Letter](#)
 [Plat](#)
 [Opposition Letter](#)
 [Health Department Approval Letter from Matt Myers.pdf](#)
 [Pictures of Location](#)
 [Aerial View](#)
 [Certified Receipts 2nd .pdf](#)
 [USPS Receipts](#)

APPLICANT: Mr. George Hamman requested a variance to allow for the development of a second structure on the lot. The property is located at 304 Baker Street and zoned R-2 Multifamily Residential. Mr. Hamman said there was already a duplex on this property. The owner wants to add an additional unit but is trying to avoid having to pay attach a third unit to the duplex. If he does turn the duplex into a triplex, he would have to get architecturally approved plans. There were questions about sewer at the last BZA meeting. Mr. Hamman found out the sewer was already extended through the duplex and it can be extended to serve the second building. Mr. Hamman said this lot meets all of the requirements for a duplex.

BZA BOARD MEMBER: Mr. Doug Gilmore wanted to know what the hardship was in this case.

APPLICANT: Mr. George Hamman said he just wants to use the land to its maximum use.

STAFF: Mr. Derrel Smith said Mr. Hamman's client could still build an additional unit without the variance.

APPLICANT: Mr. George Hamman said a replat was out of the question because there was not enough street frontage to make a conforming lot.

BZA BOARD MEMBER: Mr. Doug Gilmore pointed out there was a letter of opposition to this request.

Denied

VR-17-36**VARIANCE:** VR 17-36 -- 2300 Pleasant Grove Road

Martin Lilly request a variance for address 2300 Pleasant Grove Road to allow 2,340 square foot pole barn to be constructed 15 ft. into the 25 st standard setback rear property line. This is located on a R-1 Single Family Residential District lot.

Attachments: [Application](#)
 [Property Adjoining Owner](#)
 [Site Plan](#)
 [Pictures of Location](#)

APPLICANT: Mr. Gary Tate requested a variance for 2300 Pleasant Grove Road to allow a 2,340-pole barn to be constructed 15 feet into the 25-foot rear setback. This property is zoned R-1 Single Family Residential. Mr. Tate said the property line that his client is asking the variance for is actually his property as well. His client has a total of 20 acres. There will be 10 feet between the property line and the building.

BZA BOARD MEMBER: Mr. Rick Miles wanted to know why Mr. Tate could not put the building right on the 25-foot setback line.

APPLICANT: Mr. Garry Tate said the existing building was the reason why he needed a variance.

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

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

Absent: 1 - Jerry Reece

VR-17-37**VARIANCE:** VR 17-37 -- 3529 Western Gales Drive

Michael Tyer of Tyer Construction request a variance for address 3529 Western Gales Drive to allow the 25 ft. front setback on Macedonia to be reduced to 10 ft. since Macadonia runs past the cul-de-sac on the North Side. This is located on R-3 Multi-Family High Density District.

Attachments: [Application](#)
 [Site Plan](#)
 [Residential Application](#)
 [House Plans](#)
 [Pictures of Location](#)
 [USPS Receipts](#)
 [Returned Signed Adjoining Neighbor](#)

APPLICANT: Mr. Michael Tyer requested a variance to reduce the front setback on Macedonia from 25 feet to 10 feet. This property is located at 3529 Western Gales Drive and zoned R-3 Multi-Family High Density District. Mr. Tyer said they are adhering to the setback requirements on Western Gales and the side setbacks. He will have around a 21-foot setback. He will be around 31 feet from the edge of the road.

CITIZEN: Mr. Moore asked if the house across the street was built inside the setback.

APPLICANT: Mr. Michael Tyer said they had a setback of around 14 feet. He said they needed to build a larger house in order to justify the cost of the lot.

No Opposition.

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

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

Absent: 1 - Jerry Reece

VR-17-38

VARIANCE: VR 17-38 -- Deer Valley Estates Subdivision on Lawson Road

George Hamman of Civilogic on behalf of owner Deer Valley Estates, LLC request a variance for address on Lawson Road to allow the owner to place a subdivision sign as you enter the subdivision in the front yard setbacks. Owner wants to construct a fence in the front yard setback closer than the fifteen foot and to exceed the four foot height limitations with fence being a solid rather than a see-through. This is located on a R-1 Single Family Residential District.

Attachments: [Application](#)
 [Returned Signed Property Owners Notifications](#)
 [Entrance Detail](#)
 [Entrance Rendering](#)
 [Deer Valley Estates Overall](#)
 [Aerial View of Location](#)
 [Pictures of Location](#)
 [USPS Receipts](#)

APPLICANT: Mr. George Hamman requested a variance for Deer Valley Estates Subdivision to allow the owner to place a subdivision sign as you enter the subdivision in the front yard setback. The owner would also like to put a fence in the front yard that would exceed the four foot height limitation and would not be 50% open. This property is zoned R-1 Single Family Residential.

APPLICANT: Mr. Hamman provided the BZA with a picture of what the subdivision wanted to do. He did point out the gates would not be closed because it will be a public street. Also, the fence could be as tall as eight to ten feet and it will not be 50% open. The open fencing will follow the right-of-way along Lawson Road.

CITIZEN: Ms. Holt said they were not concerned about the variance request. They had issues with drainage and the sewer system.

BZA BOARD MEMBER: Mr. Doug Gilmore said those issues were not going to be addressed at this meeting.

CITIZEN: Mr. Vickers wanted to know if there was going to be a fence from the Northeast corner to the Southeast corner.

APPLICANT: Mr. George Hamman said they were just talking about the fence at the entrance of the subdivision.

CITIZEN: Ms. Holt wanted to know if they would get additional letters about the progress of this development.

APPLICANT: Mr. George Hamman said whatever was going to be decided in regards to their concerns has already been addressed.

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

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

Absent: 1 - Jerry Reece

5. Staff Comments**COM-17:075**

BYLAWS CHANGES: Changes to BZA Bylaws

Consideration of Changes to BZA Bylaws (Changes delineated in red).

Attachments: [Board of Zoning Adjustment Bylaws -- Revisions.pdf](#)

BZA BOARD APPROVED ALL CHANGES.

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

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

Absent: 1 - Jerry Reece

6. Adjournment