



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, July 10, 2018

1:30 PM

Municipal Center

Special Called Meeting

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore; Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

3. Approval of Minutes

[MIN-18:067](#)

MINUTES: BZA Minutes from June 19, 2018.

Attachments: [BZA Minutes from June 19, 2018.pdf](#)

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: 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

4. Appeal Cases

[VR-18-20](#)

VARIANCE: VR 18-20: 505 W. Stroud Street

Krystal Quinn is requesting a variance for address 505 W. Stroud Street to install a six (6') foot wood fence eight (8') ft. into the side front yard setback with the standard requirement being four (4') foot and fifty (50) percent open for fences. This is located within an R-1 Single Family Medium Density District.

Attachments: [Application.pdf](#)
 [Drawing.pdf](#)
 [Property Owner Notifications.pdf](#)
 [Pictures of the Area.pdf](#)

Krystal Quinn is requesting a variance for address 505 W. Stroud Street to install a six (6') foot wood fence eight (8') ft. into the side front yard setback with the standard requirement being four (4') foot and fifty (50) percent open for fences. This is located within an R-1 Single Family Medium Density District.

APPLICANT: Ms. Krystal Quinn said she is applying for a variance to put up a fence and that the fence is 8 feet in length and will be put up on the corner of the house, which is approximately 8 feet away from the adjacent property.

BOARD: Chairman Mr. Gilmore asked if the neighbors have been notified.

APPLICANT: Ms. Krystal Quinn said they have been notified.

BOARD: Chairman Mr. Gilmore asked what the hardships of going in to the setback are.

APPLICANT: Ms. Krystal Quinn said it's for the kids and the family dog for them to come in and out easily. Especially for the dog as it is large in size.

BOARD: Chairman Mr. Gilmore said maybe down the road a future neighbor can complain.

STAFF: Mr. Derrel Smith said when backing out it still gives the neighbor some room to back out in the driveway.

APPLICANT: Ms. Krystal Quinn she will get a survey of her property before building anything on it.

BOARD: Mr. Miles motioned to approve the variance with the understanding that the corner will be cut in a 45 degree angle to alleviate any type of hindrance in the future, with a specified minimum of 8 feet.

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

Abstain: 1 - Sean Stem

VR-18-22

VARIANCE: VR 18-22: 1003, 1005, 1007, 1009 Ferrell Street

John Drum of JVAL Investments, LLC is requesting a variance for addresses 1003, 1005, 1007, 1009 Ferrell Street for the rear setback that is supposed to be 20 ft. The City of Jonesboro purchase property from the previous owner of these units in order to construct a regional detention pond resulting with the units within the standard setback of 20 ft. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Survey.PDF](#)
 [SP 07-60 Ferrell Street -Site Plan.PDF](#)
 [Pictures of Area.pdf](#)

John Drum of JVAL Investments, LLC is requesting a variance for addresses 1003, 1005, 1007, 1009 Ferrell Street for the rear setback that is supposed to be 20 ft. The City of Jonesboro purchase property from the previous owner of these units in order to construct a regional detention pond resulting with the units within the standard setback of 20 ft. This is located within an R-2 Multi-Family Low Density District.

APPLICANT: Gary Harpool representing JVAL Investments. He said there are four buildings located on Ferrell Street. A regional detention facility was made after JVAL investments bought the property. They had a survey done and realized that the previous owner's line for setbacks were not put up correctly. So the engineering department advised to get a variance as it is a detention pond and nothing will ever be built on it. JVAL investments are asking for a setback variance to satisfy the potential new owner.

STAFF: Mr. Derrel Smith said this is a detention pond and nothing will be ever built on it.

BOARD: Mr. Miles asked if this will be zero setback.

STAFF: Mr. Derrel Smith said no it will be, around 5 feet of setback and utilities are on city property too.

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

Aye: 4 - Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

5. Staff Comments

6. Adjournment