



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, January 15, 2019

1:30 PM

Municipal Center

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-19:003](#)

MINUTES: BZA Minutes from December 18, 2018 BZA Meeting

Attachments: [Minutes from BZA Meeting from December 16, 2018.pdf](#)

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

4. Appeal Cases

[VR-18-47](#)

VARIANCE: 614 W. Jefferson Avenue

George Hamman of Civilogic on behalf of Jackson Innovations, Inc. is requesting a variance for address 614 W. Jefferson Avenue to allow the applicant to construct a residential structure on the existing lot, the width of which is 48.71 ft., rather than the stated minimum of 50 ft. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Variance Replat.pdf](#)
 [Replat.pdf](#)
 [Pictures of Area.pdf](#)
 [Plans for House.pdf](#)
 [Plot Plan.pdf](#)

George Hamman of Civilogic on behalf of Jackson Innovations, Inc. is requesting a variance for address 614 W. Jefferson Avenue to allow the applicant to construct a residential structure on the existing lot, the width of which is 48.71 ft., rather than the stated minimum of 50 ft. This is located within an R-2 Multi-Family Low Density District.

APPLICANT: Mr. Hamman represented Clink Jackson. This variance was tabled till today. Mr. Hamman said as requested we have provided some visuals of what the single family house will look like. Floor plan and landscaping is also provided. There is also a plot plan, and how the drive way will sit on the lot. If the gentleman on the east wants to use the driveway there is still room for him to access it. This plat is yet to be recorded, if you would like to put an ingress/egress easement on the plat, we can do that.

BOARD: Chairman Mr. Doug Gilmore said George has done what we asked him to do, does the board have any questions.

CITIZEN: Mr. Jeff Ranson, I am not here to object to anything, I just have two questions.

1. If he is building a single family home, why does he need a variance?
2. If this is approved the way it has been shown to us, who makes sure that this is the exact thing that is built.

BOARD: Chairman Mr. Doug Gilmore said we would make sure if the motion is made that we would stipulate that the structure resembles the plans that are turned in today. It cannot be deviated from. If he actually violated that, the city will make it tear down.

STAFF: Mr. Derrel Smith said the reason is because the lot had been platted before and it showed to be about two feet short of the minimum lot size requirements.

CITIZEN: Ms. Susan Hall asked if this is built, at a later date, can another home be put on the rear of it.

BOARD: Chairman Mr. Doug Gilmore said you would have to get the lot replatted, it will be more than impossible, and there is no frontage for the second lot.

MOTION PASSED with stipulation that what has been shown is what is built, ingress/egress is shown, and that it is a single family house. Additionally, granting a variance to build on the 48.71 ft. lot size.

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

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

[VR-18-48](#)

VARIANCE: 4920 Yukon Drive

Josh Moss of Moss Fencing on behalf of Melanie Weathers is requesting a variance for address 4920 Yukon Drive to erect a 6 ft. privacy fence in the front side yard. This is located in R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Plan.pdf](#)
 [Pictures of House Site Plan.pdf](#)
 [Site Plan and Plat.pdf](#)
 [Pictures of Location.pdf](#)

Josh Moss of Moss Fencing on behalf of Melanie Weathers is requesting a variance for address 4920 Yukon Drive to erect a 6 ft. privacy fence in the front side yard. This is located in R-1 Single Family Residential District.

APPLICANT: Mr. Josh Moss said is wanting to get a variance for his client. The variance is for a fence that will be erected to the front side yard of the house. It will be a 6 ft. privacy fence. We are actually only taking in 10 ft. of the side yard. Trying to close in the children's window.

BOARD: Mr. Miles asked how much are you cutting back in?

APPLICANT: Mr. Moss said we are still about 35 ft. from the curb. There will be no obstruction of view from the side. It falls on the back, the picture is a bit deceiving. It won't obstruct the view coming on tot the street.

STAFF: Mr. Rick Miles, we are just wanting to make sure that it will not block the view.

APPLICANT: Mr. Moss said yeah you can see the vehicle in both pictures, it's because the house is on a corner lot.

A motion was made by Rick Miles, 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

[VR-18-49](#)

VARIANCE: 3408 Village Meadow Drive

Vickie Fowler is requesting a variance for address 3408 Village Meadow Drive to erect a pergola within the side setbacks on the north side of the house. This is located within an RS-8 Single FAMILY Residential District with minimum lot of 5,445 square feet.

Attachments: [Application.pdf](#)
 [Drawing.pdf](#)
 [Drawing 2.pdf](#)
 [Pictures of Building.pdf](#)
 [USPS Receipts.pdf](#)
 [First Building that was Constructed.pdf](#)

Vickie Fowler is requesting a variance for address 3408 Village Meadow Drive to erect a pergola within the side setbacks on the north side of the house. This is located within an RS-8 Single FAMILY Residential District with minimum lot of 5,445 square feet.

APPLICANT: Ms. Vickie Fowler said thank you for giving me an opportunity to state my case. I have had many ongoing issues for a much needed covered back yard. Sage meadows gave me a rule book, after I had a covered pergola. The purpose for my pergola would be to sit outside, entertain, have an outdoor living space, grow plants, etc. I had it built, it was up for three years, I was told at that point to take it down. I spoke with Buddy Nichols, who is the manager at Sage Meadows, he told me that I need to do a drawing and an explanation of why I wanted it. I would need to get permission from ACC board. Mr. Doug Brimhall, asked to me to submit a letter and an email requesting the pergola. I waited a while, and they have not been able to have every board member to answer my request. I spoke to Buddy again this year, I desperately need an outdoor cover. I call Mr. Rob Gibson, I called them every other week, and they explained to me that the city will not approve this. I talked with Abdul in the Planning and Zoning Department, and asked what my options were.

BOARD: Chairman Mr. Doug Gilmore said there is a POA in Sage Meadows. Property Owner's Association will have to grant you the permission to build anything, even if it is a remodel. Once the permission has been granted by the POA, only then the City can issue a building permit, or in this case grant a variance. This board has never come in between a POA and a resident. That is a civil matter. Without POA approval we cannot hear a case.

APPLICANT: Ms. Fowler the ACC board said they cannot approve the plans because the city will not approve the variance.

BOARD: Chairman Mr. Doug Gilmore said that is not entirely a correct statement. That is their decision to make.

STAFF: Mr. Derrel Smith said it will come the BZA board as the structure is attached to the house and goes all the way into the side setback.

BOARD: Chairman Mr. Doug Gilmore said it is not physically attached but it

goes up to the roof.

STAFF: Mr. Miles said we have drawings that shows it is attached to the house.

BOARD: Chairman Mr. Doug Gilmore said my advice would be to continue to find approval from the ACC board, but sometimes when an answer is not given, it means a no. This board has never gotten between a homeowner's association or a covenant and a homeowner. It will be up to ACC first, then when the building permit process comes in then we see if a variance is required or not. This is not a zero lot line lot is it?

STAFF: Mr. Derrel Smith said no.

MOTION Tabled until further notice. If the needed information is brought forth, then this application can be put on the agenda.

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

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

[VR-18-50](#)

VARIANCE: 1230 Vine Street

Logan Surface is requesting a variance for address 1230 Vine Street to build a 6 foot privacy fence into the front yard setback along Popular Street on south side of the property. This is located in R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Site Plan.pdf](#)
 [USPS Receipts.pdf](#)
 [Pictures of Area.pdf](#)

Logan Surface is requesting a variance for address 1230 Vine Street to build a 6 foot privacy fence into the front yard setback along Popular Street on south side of the property. This is located in R-1 Single Family Residential District.

APPLICANT: Mr. Logan Surface said the reason for the 6 ft. fence variance is that there is a storm shelter and a building right next to the house. It will help the dogs and children keep safe in the back.

BOARD: Chairman Mr. Doug Gilmore said are you lining up with the existing fence that is there?

APPLICANT: Mr. Logan Surface said yes. That is the intended line, it sits 16 feet from the driveway. The post there in the picture is the remnants of a previous fence that has been torn down before I purchased the house.

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

5. Staff Comments

6. Adjournment