



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, December 17, 2019

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

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

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-19:118](#)

MINUTES: BZA Meeting Minutes from November 19, 2019.

Attachments: [Meeting Minutes from November 19, 2019](#)

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: 3 - Max Dacus Jr.; Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

4. Appeal Cases

[VR-19-48](#)

VARIANCE: 2700 Fred Street

Lynn Turner is requesting a variance for address 2700 Fred Street to allow the carport for parking in the front of the duplex instead of the side or back yard that is required by Duplex Code. This is located within an R-2 Multi Family Medium Density District.

Attachments: [Application](#)
 [Residential Application](#)
 [Plans](#)
 [Plat](#)
 [Aerial View of Location](#)
 [Storm Water](#)
 [USPS Receipts](#)
 [Pictures of Building](#)

Lynn Turner is requesting a variance for address 2700 Fred Street to allow the carport for parking in the front of the duplex instead of the side or back yard that is required by Duplex Code. This is located within an R-2 Multi Family Medium Density District.

APPLICANT: Lynn Turner stated they are going to build five houses that will have two car carports. The sixth is a duplex that calls for parking to be enclosed like a garage with a garage door. This would be out of character with the structures they are building in the area. It will be similar to Wolf Den off Aggie Road. He stated they are trying to keep the architectural styles the same.

COMMISSION: Rick Miles asked if the variance is just to match the existing properties in the area.

STAFF: Derrel Smith stated the new design guidelines for duplexes and triplexes stated that the parking has to be at the side or the rear. If it is in front, it has to be enclosed. He is wanting open carports instead of an enclosed garage.

COMMISSION: Sean Stem asked what the adjacent properties looked like.

STAFF: Derrel Smith stated he is getting ready to build adjacent to it. He has bought seven to eight lots. The single family are all going to be carports. The duplex is the one he is wanting to do a carport on instead of a garage. That is what needs a variance.

COMMISSION: Rick Miles stated the first five are single family. The one duplex being built adjacent to the single family is requesting the variance.

COMMISSION: Jerry Reece asked if the only reason he is wanting to build it this way is to make it match.

APPLICANT: Lynn Turner stated it would look out of place if it did not match.

COMMISSION: Jerry Reece asked if it was not approved, would he have room on the sides or rear for parking.

APPLICANT: Lynn Turner stated he does not think there is room.

COMMISSION: Sean Stem stated if they do not approve this, he will have to put a garage on it. It would just look different.

APPLICANT: Lynn Turner stated he is trying to match the design in the area.

COMMISSION: Sean Stem asked if this is the only one he will have.

APPLICANT: Lynn Turner stated the others do not need a variance. This is the only one.

COMMISSION: Rick Miles asked if there was a reason he was building a duplex in this single family area.

APPLICANT: Lynn Turner stated it is because it fits and is already zoned correctly.

COMMISSION: Rick Miles asked if he could split the property.

APPLICANT: Lynn Turner stated he does not believe he can. The lot lines would change and he would have to rezone it R-1.

COMMISSION: Sean Stem stated aesthetically it would probably look good. He asked if the city has any comments.

STAFF: Derrel Smith stated if everything was garages there, we would not be in favor. Since what they are doing are carports and the houses across the street do not even have that, the city can live with this.

COMMISSION: Rick Miles stated that if they allow him to do this, they are allowing a duplex in the middle of single family with a carport in the front just to match the area aesthetically.

COMMISSION: Jerry Reece asked if this problem will come up for other duplexes on the street.

STAFF: Derrel Smith stated the other duplexes are on the end. They are already under construction. If the carport is not allowed, he will have to have an enclosed garage. He does not want to do that because it does not match. It is up to the commissioner on whether you want him to enclose the garage, or build the carport.

COMMISSION: Rick Miles asked if this completes this street.

APPLICANT: Lynn Turner stated unless something burns or is torn down, everything is occupied.

COMMISSION: Max Dacus Jr. stated the reason they are making the exception is to match.

APPLICANT: Lynn Turner stated there will be two separate driveways with grass in the middle. It will be like two houses put together. There is roughly 10' of grass in the middle.

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

Aye: 3 - Max Dacus Jr.; Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

5. Staff Comments

6. Adjournment