



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes 3 Board of Zoning Adjustments

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Tuesday, August 16, 2016

1:30 PM

Municipal Center

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### 1. Call to Order

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### 2. Roll Call

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### 3. Approval of Minutes

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BZA Meeting Minutes for July 19, 2016

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

### 4. Appeal Cases

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Variance: VR 16-26 1807 Alonzo - Cuauhtemoc Esparza

Cuauhtemoc Esparza requests a variance for property located at 1807 Alonzo to waive the front yard setback requirements to allow a garage/carport to be built on the front of the house. This is located in a R-1 Single Family Residential District.

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**APPLICANT:** Mr. Esparza requested approval for a variance at 1807 Alonzo to waive the front yard setback requirements to allow a garage/carport to be built on the front of the house.

**COMMISSION:** Mr. Gilmore asked if anyone in attendance had any objections to this request. There was no opposition.

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

Variance: VR 16-27: 1711 - 1713 Heern Drive & 1719 - 1721 Heern Drive - St. Bernards Village

St. Bernard's Village requests a variance for property located at 1711 / 1713 Heern Drive and 1719 / 1721 Heern Drive for 2 proposed condo units. In order to provide adequate driveway lengths, the proposed units must be placed within the rear setback. The west unit is 5.77 ft in the setback and the east unit is 14.4 ft in the setback. This is in a R-2 Multi-Family Low Density District Planned Unit Development.

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**APPLICANT:** Mr. John Easley requested a variance for the property in question to allow them to build in the setbacks on the west and east sides of the lot. He submitted the request on behalf of St. Bernard's Village. This project started back in 1995.

Mr. Easley explained that after these two condos are built this development will be complete. The buildings are being built in the setback because the developer wanted to put in an adequate driveway for these condos in order to keep the cars off of Heern Drive.

The Board asked Mr. Easley if the developer would keep the trees. Mr. Easley said they would only remove the trees that needed to be moved. They wanted to keep as many of them as they could.

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

Variance: VR 16-29 1404 Stone Street - First Assembly of God Church

Cupples sign representing First Assembly of God Church request a variance for property located at 1404 Stone Street for approval of a digital / illuminated sign at First Assembly of God Church in an R-3 Multi-Family High Density Residential District and within 250 ft of other residentially zoned properties.

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**APPLICANT:** Cupples Sign requested a variance for approval of a digital/illuminated sign at First Assembly of God Church in an R-3 Multi-Family High Density Residential District and within 250 feet of other residentially zoned properties.

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

## **5. Staff Comments**

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## **6. Adjournment**

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