



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes 3 - Final Board of Zoning Adjustments

Tuesday, September 20, 2016

1:30 PM

Municipal Center

1. Call to Order

[play video](#)

2. Roll Call

[play video](#)

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

Absent 2 - Doug Gilmore and Jerry Reece

3. Approval of Minutes

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Minutes for the BZA Special Meeting on August 31, 2016.

[play video](#)

Attachments: [BZA Minutes from Special Called Meeting August 31, 2016](#)

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

4. Appeal Cases

[play video](#)

VARIANCE: VR 16-32: 4010 Renee Drive - Todd Wilcox - Wilcox Custom Homes

Todd Wilcox of Wilcox Custom Homes representing home owner Ken Frangenberg request a variance for property located at 4010 Renee Drive to waive the front yard setback of 30 foot and encroach on this by 11 feet for building back home from fire and constructing a pool in the back yard. This is located in a R-1 Single Family Residential District.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Plat](#)
 [Aerial View](#)
 [Adjoining Property Owners Notification](#)

APPLICANT: Mr. Todd Wilcox requested a variance to waive the rear yard setback requirements from 30 feet to 8 feet to allow a 30 foot pool to be built behind the house. He explained the house was built back in the 1970's before the land was brought into the city limits. As a result of this, the house was built over the required setbacks. The house burned down in March of this year and the applicant would like to build the house back close to the original location of the first house. The biggest encroachment is going to be on the North end. That will be around 10.8 feet. The applicant explained that all the neighbors were notified.

No one was at the meeting in opposition of this request.

BZA MEMBER: Mr. Rick Miles asked the applicant how the house would align with the rest of the houses.

APPLICANT: Todd Wilcox responded the house may be a foot or two off line. The hardship being presented is the placement of the pool in relation to where the applicant wants to build their house on the lot.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VARIANCE: VR 16-33: 4116 Brandywine Drive - David Franks

David Franks requests a variance for property located at 4116 Brandywine Drive to waive the rear setback since his lot has two front yards. He would like to go 11 feet into the 25 feet that is required. This is located in a R-1 Single Family Residential District.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Front View of Property](#)
 [Adjoining Property Owners](#)
 [Aerial View](#)

APPLICANT: Mr. David Franks is requesting a variance to waive the rear setback since his lot has two front yards. He would like to go 11 feet into the 25 foot setback that is required. The applicant wants to build a pool in his backyard. Because of how his lot is positioned his back yard is actually considered a front yard. This means that if he were to build his pool in his back yard he would build his pool 11 feet into the front yard setback.

No opposition on this case.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VARIANCE: VR 16-34: 2408 Autumn Drive - Bryant & Janie Yielding

Bryant and Janie Yielding requests a variance for property located at 2408 Autumn Drive to waive the rear setback requirements of 25 feet to 20 feet - / + to build an addition. This is located in a R-1 Single Family Residential District.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Site Plan](#)
 [View looking toward property](#)
 [Aerial View](#)

APPLICANT: Mr. George Hamman requested a variance to waive the rear setback requirements from 25 feet to 20 feet so he could build an addition. Once the addition is built onto the house it will go into the rear setback. The request is actually going to go 10-15 feet into the setback rather than the 20-25 feet that was put on the application.

BZA BOARD: The Board asked the applicant how far they would be from the fence.

APPLICANT: George Hamman estimated 10 or 11 feet from the fence. The applicant explained that the last 8 to 10 feet of the addition is going to be either a patio or deck. No building would be put there.

No oppositon on this case.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VARIANCE: VR 16-35: 3111 Dan Avenue - Danny McDaniels

Danny McDaniel of Ramson's Construction request a variance for property located at 3111 Dan Avenue to place a 60 foot by 150 foot open front storage build to be constructed on side yard property line. This is located on a C-3 Commercial District lot.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Plat](#)
 [Adjoining Property Owners](#)
 [Aerial View](#)
 [Aerial with Zoning](#)

APPLICANT: Mr. John Easley requested a variance to place a 60 foot by 150 foot open front storage building to be constructed on side yard property line. This property is zoned as C-3 General Commercial. They want to move the building all the way to the East property line so they could maximize entry into the lot. The variance requested is for the side setback.

There was no opposition at the meeting.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VARIANCE: VR 16-36: 5600 Slimbridge Drive - Melanie Weathers

Melanie Weathers requests a variance for property located at 5600 Slimbridge Drive to waive the front yard setback of the 25 foot standard to 18 foot to place a pool in the backyard. This is located in a R-1 Single Family Residential District.

[play video](#)

Attachments: [Staff Report](#)
 [Application](#)
 [Site Plan](#)
 [Adjoining Property Owner Signatures](#)
 [Picture of Pool](#)
 [Plat](#)
 [Single Family Application](#)

APPLICANT: Ms. Melanie Weathers requested a variance to waive the front yard setback in the backyard to allow them to build a pool. The applicant explained the pool may go seven feet into the setback. Ms. Weather's house sits between two roads making both her front and back yards front yard setbacks.

No opposition on this case.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

VARIANCE: VR 16-37: 1409 E. Nettleton - Claudia Shannon

Claudia Shannon request a variance for property located at 1409 East Nettleton to allow for a sign to be placed on a nonconforming pole. This lot is zoned as R-1 Single Family Residential.

[play video](#)

Attachments: [Staff Report](#)
 [Application and other paperwork](#)
 [Aerial View Front](#)
 [Adjoining Property notification Signed](#)
 [Picture and Info on the Sign](#)

APPLICANT: Ms. Claudia Shannon requested a variance to allow for a sign to be placed on a nonconforming pole. The property is zoned R-1 Single Family Residential. The pole and the building have been there around one hundred years. She went on to explain the dimensions of the sign. The easement on this lot goes all the way to the front door.

STAFF: Mr. Derrel Smith stated that Engineering did have questions about this because the sign would be in the right-of-way. He explained they wanted some type of letter signed by the applicant.

APPLIANT: Ms. Shannon asked if they would be done with this issue once they signed the letter presented to them by the Engineering Department.

STAFF: Mr. Smith explained to them it would be the end of it as far as Planning is concerned.

BZA BOARD: The Board asked if the variance they were considering was just because the sign was going in the easement.

STAFF: Mr. Smith responded yes.

STAFF: Ms. Tracy McGaha from the Planning Department explained the letter that the applicant signed stated the city was not responsible for replacing, fixing, or hanging the sign back up in the event that something were to happen to it.

STAFF: Mr. Smith also stated that the sign did not cause a problem with visibility.

BZA BOARD: Mr. Miles asked the applicant to keep the sign as far back from the right-of-way and sidewalk as possible.

BZA BOARD: The Board did want to make sure that the motion contained information regarding the letter signed by the owner stating the city was not responsible for the sign.

No opposition on this.

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: 2 - Sean Stem and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

5. Staff Comments

[play video](#)

6. Adjournment

[play video](#)