



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, July 18, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

[play video](#)

### 2. Roll Call

[play video](#)

**Present** 4 - Doug Gilmore; Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent** 1 - Sean Stem

### 3. Approval of Minutes

[play video](#)

**MIN-17:081**

MINUTES: BZA Minutes from June 20, 2017 Meeting

[play video](#)

**Attachments:** [BZA Minutes from June 20, 2017 Meeting](#)

**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

**Absent:** 1 - Sean Stem

### 4. Appeal Cases

[play video](#)

**VR-17-24**

VARIANCE: VR 17-24 1209 East Country Club Terrace

Tyler Soo request a variance for address 1209 E. Country Club Terrace for encroachment of the 20 foot rear setback for place an outdoor fireplace to be approximately 10 feet from rear property line and roof structure of covered patio to be approximately 11feet and 6 inches from rear property line. This is located on an R-1 Single Family Medium Density District Lot.

[play video](#)**Attachments:**[Application](#)[Plans](#)[USPS Receipts](#)[Aerial View](#)[1209 E. Country Club Terrace](#)[Facing east across the street from subject property on E. Country Club Terra](#)[Facing north on E. Country Club Terrace](#)[Facing south on E. Country Club Terrace](#)[Looking at subject property west on Country Club Terrace](#)

**APPLICANT:** Matt Silas representing Mr. Tyler Soo requested a variance for address 1209 E Country Club Terrace for encroachment of the 20-foot rear setback to place an outdoor fireplace approximately 8 feet from the property line and a covered patio to be approximately 11 feet from the rear property line. This is lot is zoned R-1 Single Family Residential.

**BZA BOARD:** Mr. Rick Miles asked if all the neighbors were notified of this request.

**APPLICANT:** Matt confirmed that Mr. Tyler Soo did notify all of his neighbors.

There was no opposition to this request.

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

**Absent:** 1 - Sean Stem

**VR 17-28**

VARIANCE: VR 17-28 4112 Hicklory Lane

Michael R. Copeland request a variance for address 4112 Hickory Lane for an Accessory Structure encroachment of the Side Front Yard setback of the standard 25 feet to 15 feet from the side front yard property line. The Height is also going to be 18 feet instead of the standard of 12 feet. This is located on an R-1 Single Family Medium Density District Lot.

[play video](#)**Attachments:**[Application](#)[Layout where Located](#)[Letter from Applicant](#)[Overview](#)[Drainage Easement Location](#)[Adjoining Property Owners Signed](#)[Aerial View of Location](#)[Looking at property from Hickory Circle - different Angle](#)[Looking at property from Hickory Circle - From Back](#)[Looking at property from Hickory Circle](#)[Looking at property from Hickory Lane](#)

**APPLICANT:** Mr. Michael Copeland requested a variance for address 4112 Hickory Lane for an accessory building to be inside the side front yard setback. The building will be 15 feet from the side property line. The building will also be 18 feet tall instead of the standard 12 feet. The lot is zoned R-1 Single Family Residential. Mr. Copeland said there was currently a pool in the spot where he is going to place the building. There will be filling in the pool so they can place the building on top.

**APPLICANT:** Mr. Copeland also pointed out his neighbors have been notified and there was no opposition to his request.

There was no opposition to this request at the meeting.

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

**Aye:** 3 - Rick Miles; Max Dacus Jr. and Jerry Reece

**Absent:** 1 - Sean Stem

**VR-17-29**

VARIANCE: VR 17-29 1126 W. Matthews

Steven and Kristen Crook request a variance for address 1126 W. Matthews for an Accessory Structure encroachment of the Side Front Yard setback of the standard 25 feet to 7.6 feet from the side front yard property line on Chestnut Street. They want to leave a very large oak tree and maintain 10 feet from existing residence. This is located on an R-2 Multi-Family Low Density District Lot.

[play video](#)**Attachments:**[Application](#)[letter](#)[Plat and Drawings](#)[Pictures](#)[BZA Adjoining Property Owner Notification](#)[Application - Residential](#)[Aerial View of Location](#)[Looking toward Subject Property from Matthews](#)

**APPLICANT:** Mr. Steven Crook requested a variance for address 1126 West Matthews to allow an accessory structure to be in the side front yard setback. The building will sit 7.6 feet from the side front yard property line on Chestnut Street. The applicant wants to leave a large oak tree and maintain 10 feet from the existing residence. The lot is zoned R-2 Multifamily.

**APPLICANT:** Mr. Crook said they are going to try to make this new carport match the house.

There was no opposition to this request.

Mr. Gilmore warned Mr. Crook about the possibility of the Oak tree falling and damaging his new carport.

A motion was made by Jerry Reece, 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

**Absent:** 1 - Sean Stem

**5. Staff Comments**[play video](#)

**6. Adjournment**

[play video](#)