



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, September 19, 2017

1:30 PM

Municipal Center

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### **1. Call to Order**

[play video](#)

### **2. Roll Call**

[play video](#)

**Present** 3 - Doug Gilmore; Sean Stem and Rick Miles

**Absent** 2 - Max Dacus Jr. and Jerry Reece

### **3. Approval of Minutes**

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**MIN-17:104**

MINUTES: BZA Minutes from August 15, 2017 Meeting.

[play video](#)

**Attachments:** [BZA Minutes from August 15, 2017 Meeting](#)

### **4. Appeal Cases**

[play video](#)

**VR-17-34**

VARIANCE: VR 17-34 3227 E. Matthews

John McDaniel of Pardew Real Estate & Construction on behalf of owner Toby Stoker is requesting a variance for address 3227 E. Matthews to reduce the rear setback on the lot from 20 feet to 7.5 feet to facilitate the construction of an 18 ft. x 36 ft. garage. This is located on a C-3 General Commercial District.

[play video](#)

**Attachments:**    [Application](#)  
                              [Project Description](#)  
                              [Property Plat](#)  
                              [Variance Site Plan](#)  
                              [Toby Stoker Pole Barn Plans](#)  
                              [City, Water and Light Utilities Map](#)  
                              [Pictures of Location](#)  
                              [Adjoining property owners](#)  
                              [USPS Receipts](#)  
                              [Aerial View of Location](#)

**APPLICANT:** Mr. John McDaniel requested a variance to reduce the rear setback on the lot from 20 feet to 7.5 feet to facilitate the construction of an 18ft x 36ft garage. The property is located at 3227 E. Matthews and zoned C-3 General Commercial. Mr. McDaniel said the pole barn will be used to house a camping trailer.

**BOARD:** Mr. Doug Gilmore asked if this was the only location the applicant could store the trailer.

**APPLICANT:** Mr. John McDaniel said that to the best of his knowledge that was the only location his client could store the trailer.

**BOARD:** Mr. Rick Miles asked why he was asking to come off the 20-foot easement.

**APPLICANT:** Mr. John McDaniel said it was because of the angle of the rear property line. They would end up putting the pole barn in the parking lot.

**Staff:** Mr. Derrel Smith from the Planning Department said he did not see why the BZA needed to approve the variance request since there was no hardship.

**BOARD** Mr. Stem, Mr. Miles and Mr. Gilmore agreed with Mr. Smith statement.

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

**Nay:** 2 - Sean Stem and Rick Miles

**Absent:** 2 - Max Dacus Jr. and Jerry Reece

**VR-17-35**

VARIANCE: VR 17-35 408 Brookstone Cove

Blue Bird Construction is requesting a variance for address 408 Brookstone Cove for the house to set 9 ft. +/- into the front yard setback of 25 ft. The house sets right around 18ft from the right-of-way. The Contractor thought the right-of-way was 50 ft., but the Filed Plat shows it to be 60 ft. This is located on R-1 Single Family District.

[play video](#)**Attachments:**[Application](#)[Pictures of Location](#)[SFR 17-282 408 Brookstone Cove -- House](#)[SFR 17-282 408 Brookstone -- Plans](#)[Aerial View of 408 Brookstone Cove](#)[BZA Adjoining Property Owner Notification](#)[USPS Receipt](#)[USPS Returned Card](#)

**APPLICANT:** Blue Bird Construction requested a variance for the house to set +/- 9 feet into the front yard setback of 25 feet. The house sets around 18 feet from the right-of-way. The contractor thought the building was 50 feet but the plat showed it to be 60 feet. The property is located at 408 Brookstone Cove and zoned R-1 Single Family Residential. The applicant also pointed out he is building another house right beside it. He owns the lot on one side the Jim Able owns the lot on the other side.

**STAFF:** Mr. Derrel Smith said this was the first option. The other option would be to abandon 10 foot of right-of-way. Granting a variance would be the fastest way to fix the problem.

**BOARD:** Mr. Sean Stem said it would be easier for the city grant a variance in this case.

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

**Aye:** 2 - Sean Stem and Rick Miles

**Absent:** 2 - Max Dacus Jr. and Jerry Reece

**5. Staff Comments**[play video](#)**6. Adjournment**[play video](#)