



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Final Board of Zoning Adjustments

Tuesday, October 16, 2018

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore; Sean Stem; Rick Miles; Max Dacus Jr. and Jerry Reece

3. Approval of Minutes

[MIN-18:101](#)

MINUTES: BZA Minutes from September 18, 2018

Attachments: [Minutes from BZA Meeting September 18, 2018.pdf](#)

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

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

4. Appeal Cases

[VR-18-33](#)

VARIANCE: 6011 Southwest Drive

Mark Morris of Mark Morris Construction a variance for address 6011 Southwest Drive for approval of an eight (8) ft. fence surrounding the property to separate the subdivision of Sarah's Crossing from the mini storages and the commercial lot to create a buffer between the residential and commercial property. This is located within a C-3 General Commercial District.

Attachments:[Application.pdf](#)[Phase I Layout.pdf](#)[Commercial Application.pdf](#)[Variance Letter.pdf](#)[Aerial View of Property.pdf](#)[Aerial View of Property 2.pdf](#)[Picture from Southwest Drive Looking Toward the Lot.pdf](#)

Mark Morris of Mark Morris Construction a variance for address 6011 Southwest Drive for approval of an eight (8) ft. fence surrounding the property to separate the subdivision of Sarah's Crossing from the mini storages and the commercial lot to create a buffer between the residential and commercial property. This is located within a C-3 General Commercial District.

APPLICANT: Mr. Mark Morris said he is wanting to put an eight (8) foot fence between a residential and commercial property. I am the owner of the commercial lot, I just want to put a buffer between our office and the residential property.

BOARD: Mr. Gilmore asked if the planning department has any issues with this fence.

STAFF: Mr. Derrel Smith said no.

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

[VR-18-34](#)

VARIANCE: 1014 Heather Ridge Drive

Sara Alfaro is requesting a variance for address 1014 Heather Ridge Drive for approval to waive the standard building setbacks of the front setback of 20 ft. to add on to the existing garage out 20 ft. This is located within an R-3 Multi-Family High Density District.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Picture of Front of House.pdf](#)
 [Pictures of Area.pdf](#)
 [Garage Placement.pdf](#)

Sara Alfaro is requesting a variance for address 1014 Heather Ridge Drive for approval to waive the standard building setbacks of the front setback of 20 ft. to add on to the existing garage out 20 ft. This is located within an R-3 Multi-Family High Density District.

APPLICANT: Ms. Sara Alfaro, is wanting a variance to extend her garage so her mother can get in and out of the truck without staying outside.

BOARD: Mr. Gilmore asked if it would be like a covered carport.

APPLICANT: No, it would be a garage door that would ramp out so her mother can get in and out.

BOARD: Mr. Gilmore asked how much closer we are getting to the street.

APPLICANT: It will be 48 feet.

BOARD: Mr. Gilmore asked the variance is asking for 20 feet. There is a typo and the applicant is wanting 2 feet.

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

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

[VR-18-35](#)

VARIANCE: 424 N. Allis Street

Jamie and Norma Mata is requesting a variance for address 424 N. Allis Street for approval of a 6 ft. wood privacy fence that in the front yard setback. This is located within an R-3 Multi-Family High Density District.

Attachments: [Application.pdf](#)
 [Aerial and Picture of Before.pdf](#)
 [Pictures of Fence and House Remodeled.pdf](#)
 [Name.pdf](#)
 [Returned Sign Property Owners.pdf](#)
 [USPS RECEIPTS.pdf](#)

Jamie and Norma Mata is requesting a variance for address 424 N. Allis Street for approval of a 6 ft. wood privacy fence that in the front yard setback. This is located within an R-3 Multi-Family High Density District.

APPLICANT: Mr. Jamie represented his mother and was the translator. He said he wants to leave the 6 foot fence in the front yard. He added that they cut an inch of the fence that is already there but was not sure how much more they would have to cut.

BOARD: Mr. Gilmore asked Mr. Smith what codes apply for the side fences.

STAFF: Mr. Derrel Smith said they are supposed to stay behind the front yard. It extends further out than that and the good side of the fence faces inward.

BOARD: Mr. Gilmore said according to the city code, the good side of the fence is supposed to face towards your neighbor's property.

APPLICANT: Mr. James said the reason they put up the fence was because of privacy and security. There are kids that would play and throw the balls in our front yard. Also, both sides of our house has drug dealers and we just want privacy and security.

BOARD: Mr. Gilmore when a neighbor child knocks a ball in your yard, they can come get the ball without permission. Now, I understand that there are some suspected characters close to your house, but having a fence like this does not offer protection as they can walk around the fence. The issue is the fence is built from the wrong side up and also it is built too far in the street and makes backing on to the street difficult for you and your neighbors.

APPLICANT: Mr. James said sometimes the neighbors would throw trash on our property.

BOARD: Mr. Gilmore said the Jonesboro Police Department handles stuff like that, I would recommend that you call them, often.

APPLICANT: Mr. James said there is a lot of movement both sides of the house.

STAFF: Ms. Tracy McGaha said you cannot go past the eve of the house. It

has to be four feet and 50% open.

BOARD: Mr. Miles said the fence will still need to be turned around.

BOARD: Mr. Gilmore asked if there is any public comments regarding this issue.

There were none.

BOARD: Mr. Dacus said this will be hard for them to build correctly with that chain link back there.

APPLICANT: Mr. James said would we be able to show you some videos from our cameras?

BOARD: Mr. Gilmore said if you would like to, sure.

BOARD: Mr. Miles said James you have done an excellent presentation, let me tell you that. Please understand what this board is all about, what we have to face and what we have to do for the city is follow the guidelines of the city. What you are asking is probably something that is not going to be able to sustain as it is. And I can certainly understand your need to feel secure, but as the Chairman said it is not giving you the security you need, as the gentleman can just walk right around the fence.

APPLICANT: Mr. James said people on the sides are renting their properties. We are the only ones who own our property.

BOARD: Mr. Miles said folks I hate to do this to you, but I will have to recommend to this committee to deny this variance.

APPLICANT: Mr. James said would we be able to flip the fence and cut it down half-way?

BOARD: Mr. Gilmore said to discuss with the planning department and do what is allowed by the ordinance. You built the fence without a permit. You built the fence the pretty side to yourself. You will have to rebuild the fence. The bylaws states that there needs to be a positive motion, a negative motion cannot be made and the motion will fail.

A motion was made by Jerry Reece, seconded by Sean Stem, that this matter be Denied. The motion **FAILED** with the following vote.

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

[VR-18-36](#)

VARIANCE: 203 N Hunter Lane

Trey McKee of Allscapes Lawncare on behalf of owners Kenneth and Debhora Curtwright is requesting a variance for address 203 N Hunter for approval to waive the standard back yard setback from 25 ft. for an addition on the back of the home to a setback of 15 ft. from the back property line giving a variance of 10 ft. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Residential Application.pdf](#)
 [Drawing Layout.pdf](#)
 [Layout of House.pdf](#)
 [Layout of Room.pdf](#)
 [Pictures of Location.pdf](#)
 [Plat Shows Setbacks and Utilities.pdf](#)
 [Plat.pdf](#)

Trey McKee of Allscapes Lawncare on behalf of owners Kenneth and Debhora Curtwright is requesting a variance for address 203 N Hunter for approval to waive the standard back yard setback from 25 ft. for an addition on the back of the home to a setback of 15 ft. from the back property line giving a variance of 10 ft. This is located within an R-1 Single Family Residential District.

APPLICANT: Mr. Trey McKee said the customer wants to build a room behind the house, and is wanting a 10 foot variance. Plus she wants to add a 26 foot room in the back, including a retaining wall.

BOARD: Mr. Dacus asked if the variance is for 10 feet.

APPLICANT: Mr. Trey McKee said yes.

BOARD: Mr. Miles asked the roof line is not going to get anywhere close?

APPLICANT: Mr. Trey McKee said no. That lady's driveway can be reached and does not disrupt the utility lines. I talked to all the neighbors and they were fine with it.

There was no opposition or public comments.

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

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

[VR-18-37](#)

VARIANCE: 426 Steele Street

James Darnell is requesting a variance for address 426 Steele Street to keep an accessory building as a residential structure for someone to rent and live in since the code states that no one can live in an accessory building and be used for general rental purposes. This is located within an R-2 Multi-Family Low Density District and only supposed to have one residence on the Zoning.

Attachments:[Application.pdf](#)[Pictures of Property.pdf](#)[Signature for NOT IN MY BACKYARD Neighbors.pdf](#)[Letter.pdf](#)[Variance Objections.pdf](#)[Dispatch Call Detail.pdf](#)[426 Steele Police Report.pdf](#)[Aerial View of Location 1.pdf](#)[Date of Sale Page.pdf](#)[Picture from Craighead County Website.pdf](#)

James Darnell is requesting a variance for address 426 Steele Street to keep an accessory building as a residential structure for someone to rent and live in since the code states that no one can live in an accessory building and be used for general rental purposes. This is located within an R-2 Multi-Family Low Density District and only supposed to have one residence on the Zoning.

APPLICANT: Mr. Mark Lewis represented the applicant Mr. James Darnell. We are requesting a variance for a 2nd unit on the same property. The secondary structure is being rented. This was a non-conforming use, the building was built in the mid 80's. The current tenant has been living in the structure since August of 2015. The main house on the property is also a rental property and the renter is Ms. Latisha Waters. The current renter at the property would have to move out. There is ample parking space. The house that I believe will have the most opposition is to the west, I think the second structure is a minimum of 25 feet apart from the primary structure. This is zoned as R-2. Our argument that this structure has been there for a long time. There is a petition "Not in my Backyard", I called everyone on this list and wanted to check if they are renters or homeowners. Everyone but one of them are renters, as we know that renters can be gone tomorrow. We have notified the owners of the property by certified mail. There has been some conflict between the neighbors. There is no problem with the parking in that particular area. The structure is about 525 feet, it is fully equipped. There is a distinction between renting and owning. It seems that we need to protect the homeowner's rights in this situation.

CITIZEN: Ms. Anees Matthews, I am the neighbor that is on the side of this house, I have been living here since 2013. I would like to read something if that is okay, I am here today because I am against a shed being rented out, from someone's backyard. First of all, it is illegal to rent out a secondary structure on an R-2 zone, as I was informed by the Planning and Zoning Department. The landlord Mr. James Darnell has been doing this for a number

of years. No one should be above the law or be allowed to break the law, no matter how long this property has been rented out. It does not matter, a shed should not replace a home. A variance should only be granted if there is some sort of hardship that the landlord has endured, and has not created on his own. No one should be able to get a variance to make some extra money. The lady in the front has two vehicle, when they both have social gatherings the driveway gets crowded and someone can get hurt or an accident can happen. I have attached a number of police reports, they have come out there for noise disruptions. Conflicts of arguments, yeah renters come and go, but I have been there for a while. The utilities are not even separate, one person gets that utility bill. That is another problem. If a water pipe bursts, my neighbor comes over to get water from my house, so that is another problem. The shed is not equipped for a home, it is not sanitary and it is a fire hazard. The rules and laws are there not only to protect a home-owner but also a renter. We have rights too. A lot of traffic goes on this property and a lot of noise, I am a nurse I need my sleep. Drug users, noise and other stuff that goes in that shed. This is just police reports from this year alone. What matters is this is against the law. No one should be above the law, no one should be able to break the law.

APPLICANT: Mr. Mark Lewis said one thing to a point out is that this lady has never been in this building before. Mr. Lewis points out the tenant. He further stated he has a statement from the electrician who did the electrical work, although the permit was not found. Mr. Lewis handed the paper work to the board. The front house is one billing, for the electrical. The rent of the front house is \$550 dollars. The one thing that was done was to change out a gas stove with electric. As far as the conflict are concerned, I looked through all of those police reports. It is my perception, if we bring those in consideration we need to look at what it says. As all of these do not pertain to Mr. Wilson. There has been conflict with the neighbor's son. They have been told to stay off each other's properties. We are doing the best we possibly can, we do have concrete drives and we do have enough space to park the automobiles on. I assure you Mr. Darnell is not getting rich by renting this property but a man does have a home. I request you to take this in consideration. And there was certified mail sent to all the neighbors and not a single one is here except the neighbor to the west. Mr. Darnell said he has not received any calls. I had one call, this is a civil matter. It does not pertain to me, to my property. I got the one call from her, she is driving across my property and rutting my yard up. Her son cussed me out. He tells me that I am on their property. I have rented property for 30 years, never once this has happened to me.

CITIZEN: Ms. Anees Matthews said I just want to conclude, I am not here because of the civil matter. I am here because of the property that is being rented out in the backyard. Previous neighbors have had the same problem, I am here because there is a property being rented illegally in an R-2 zone. This is what caused all these issues. Once you find out when something is wrong you cannot keep doing it because it has been done for a number of years. No, you fix the problem.

BOARD: Mr. Jerry Reece said Mr. Chairman, what I understand, the variance is asking us to violate city code, and I don't think we have the authority to do that.

BOARD: Chairman Mr. Doug Gilmore agreed with Mr. Jerry Reece and asked

Mr. Derrel Smith if there are any other houses with the same situation.

STAFF: Mr. Derrel said I am sure there are, but not the top of my head, I don't know any.

BOARD: Mr. Dacus said I drove around this neighborhood and I saw at least 3 or 4 structures that look like the address in question.

BOARD: Chairman Mr. Gilmore asked sheds like that?

BOARD: Mr. Dacus said yes, in that neighborhood. Even if this was done 30 years ago, we are not sure if it was 100% legal. It looks like this shed was built 30 years ago.

BOARD: Mr. Jerry Reece said in my looking of the property, this is something code enforcement should look at.

APPLICANT: Mr. Mark Lewis is there a particular code number where it say R-2 has to be adjoined. Do you have it Mr. Smith?

STAFF: Mr. Derrel said R-2 states there can be one building/structure on one lot.

BOARD: Mr. Miles said one thing that concerns him is that this structure is not metered separately. For that to be standalone building, that building has to be separately metered.

BOARD: Chairman Mr. Gilmore said that's correct, and CWL would not allow it.

APPLICANT: Mr. James Darnell said CWL would not put a meter on it, we changed out the service.

BOARD: Mr. Miles said there is a reason why they will not meter that building.

APPLICANT: Mr. James Darnell it is because of the address, which all you do is add a letter to it. As in 426 Steele A, and 426 Steele B. It is just a matter of putting a letter on the address.

BOARD: Mr. Miles said it's still not separately metered. Yes, I am not trying to argue with you Sir, all I am saying is there is a reason why CWL will not do it.

APPLICANT: Mr. Mark Lewis said that the letter from the electrician said he was allowed to do that.

BOARD: Chairman Mr. Gilmore said no, I don't see that in this letter and there was no permit found.

BOARD: Mr. Miles said let me reiterate something. If Mr. Chaplin came to the site and did his job, there will be a sticker of approval on that job. That would have been filed back at the city. It would state he has reviewed it, that he has done it properly. He issued it and signed the document. Steve Chaplin never stepped foot on that property.

BOARD: Mr. Jerry Reece said looks like CWL refused it. If you would have done

what CWL asked you to do, you would not have any problems.

BOARD: Mr. Miles said Mr. Chairman does this board see that there is a reason for this variance?

BOARD: Mr. Dacus said the hardship would be if the person buying the property with that being a used building, then you pay accordingly. Then that's a hardship.

BOARD: Chairman Mr. Gilmore when buying a property you need to check if you can rent that property, and ignorance is not good enough. Part of due diligence comes into play.

BOARD: Mr. Dacus said can they attach a roof to the two structures, would that be considered one structure?

BOARD: Mr. Jerry Reece asked how do you get your water and sewer service?

APPLICANT: Mr. James Darnell said from CWL. There is one water meter and there are two sewers. One in the south and one in the north.

APPLICANT: Mr. Mark Lewis asked if there is anything they can do to satisfy this committee.

BOARD: Chairman Mr. Gilmore said there is nothing this board can do to change city code.

APPLICANT: Mr. Mark Lewis said maybe I misunderstood, I thought that was what the variance for, to ask for something that is not in city code.

STAFF: Mr. Derrel said they are asking for two structures on one lot, that is what they are asking for.

BOARD: Chairman Mr. Gilmore said I have been on this committee for 30 plus years. We have never allowed two structures on one lot.

APPLICANT: Mr. Mark Lewis said has any one requested for it.

BOARD: Chairman Mr. Gilmore said yes. Multiple times.

APPLICANT: Mr. Mark Lewis said can you tell me what the time frame is when Mr. Wilson has to move that and is there an appeal to the Planning Commission.

STAFF: Mr. Derrel said the appeal is to circuit court. As far as time, let's set up an appointment and we can discuss that.

No motion was made.

Denied

[VR-18-39](#)

VARIANCE: 4203 Stephanie Lane

Troy Smith is requesting a variance for address 4203 Stephanie Lane to allow parking of a camper on the street for no more than 48 hours to allow stuff to cool and bring refrigerator - freezer up to operating temperature for food safety and loading. Camper will only be parked on street along north side of property boundary of 4203 Stephanie Lane, but will not block mailbox or adjoining property. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Violation Letter.pdf](#)
 [Location Map.pdf](#)
 [Aerial View.pdf](#)
 [Pictures of Location.pdf](#)
 [Pictures of Trailer on Street.pdf](#)
 [USPS Receipts.pdf](#)

Troy Smith is requesting a variance for address 4203 Stephanie Lane to allow parking of a camper on the street for no more than 48 hours to allow stuff to cool and bring refrigerator - freezer up to operating temperature for food safety and loading. Camper will only be parked on street along north side of property boundary of 4203 Stephanie Lane, but will not block mailbox or adjoining property. This is located within an R-1 Single Family Residential District.

APPLICANT: Mr. Troy Smith said we are looking for a variance for parking our camper. Only when we are going to a camping trip. The issue is my driveway is steep and I cannot take it up to the driveway. We only bring it from the storage facility only when we are about to camp. We are asking for a 48 hour time period for us to allow to load up and get the freezer to operate at safe temperatures. We only use it 6-7 times a year.

BOARD: Mr. Gilmore said the current ordinance is 8 hours, where you can park the camper in your driveway.

APPLICANT: Mr. Troy Smith said no neighbors have an issue with it and have signed letter of support for the camper. My backyard is very small and I cannot put it in the backyard.

There was no opposition present.

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

[VR-18-40](#)**VARIANCE: 1106 E. Washington Avenue**

David L. Scott is requesting a variance for address 1106 E. Washington for a metal carport to be located in the front yard setback of the 25 ft. required setback. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Picture of Portable Garage.pdf](#)
 [Residential Application.pdf](#)
 [Plat of Survey.pdf](#)
 [Drawing of Location.pdf](#)
 [Signatures for the Carport.pdf](#)
 [Adjoining Property Owners Signatures.pdf](#)
 [Pictures of Area.pdf](#)

David L. Scott is requesting a variance for address 1106 E. Washington for a metal carport to be located in the front yard setback of the 25 ft. required setback. This is located within an R-2 Multi-Family Low Density District.

APPLICANT: Mr. David Scott said he is requesting a variance for a metal carport to be placed in the front yard. It is an 18x21 structure, I only have one drive. I have two vehicles that park there.

BOARD: Mr. Miles asked to you live in this mobile home Mr. Scott?

APPLICANT: Mr. David Scott said yes.

BOARD: Mr. Dacus said how far will the structure be from the street?

Due to ambiguous measurements. This variance was tabled until the next meeting. The Applicant was asked to submit detailed measurements and a possible survey.

Tabled

[VR-18-41](#)

VARIANCE: 2612 Eden Hills Lane

Mark Morris of Mark Morris Construction is requesting a variance for address 2612 Eden Hills Lane with residential foundation placed over the side setback of 1.4 ft. into the 7.5 ft. setback on the back of the house. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Variance Drawing of House.pdf](#)
 [Variance Drawing.pdf](#)
 [SFR 18-476 2612 EDEN HILLS LN - HOUSE.pdf](#)
 [Pictures of Area.pdf](#)

Mark Morris of Mark Morris Construction is requesting a variance for address 2612 Eden Hills Lane with residential foundation placed over the side setback of 1.4 ft. into the 7.5 ft. setback on the back of the house. This is located within an R-1 Single Family Residential District.

APPLICANT: Mr. Mark Morris is requesting a variance for a house that is 1.4 ft in the side setback. The property corners were not in the right spot.

BOARD: Mr. Miles asked how far along are you on the house?

APPLICANT: Mr. Mark Morris said we noticed it when we started the next foundation. The slab is poured. I own the property next door.

BOARD: Mr. Miles said unfortunately you won't own the property for long. So, the separation between the two has been compromised.

BOARD: Chairman Mr. Gilmore said he will talk to city council and try to figure out a way to get all this inspected prior to pouring and footings, without assuming. This is an issue with the smaller lots, you have to be exactly right.

BOARD: Mr. Miles said unfortunately I faced this some 30 years ago, I built my personal home with a full basement. That was pushed in, dug out and moved. It cost me \$42,000 dollars more to finish that home. I didn't have this luxury to come in and talk about this. I was told flat out that I need to move it but that's past. This is got to stop. We need to start policing ourselves better. It has to start from us.

APPLICANT: Mr. Mark Morris said I agree with you.

BOARD: Mr. Miles asked how many lots are in this area.

APPLICANT: Mr. Mark Morris said this is my first phase.

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-18-42](#)

VARIANCE: 1405 Hillcrest Drive

Brian Ford of Brian Ford Construction on behalf of Kaye Chrisco is requesting a variance for address 1405 Hillcrest Drive to allow the house that is being constructed that is setting 5 feet into the 30 ft. platted front setback. This is located in an R-1 Single Family Residential District.

Attachments:[Application.pdf](#)[Letter.pdf](#)[Plat.pdf](#)[Site Plan of House Location.pdf](#)[Pictures of Area.pdf](#)[Adjoining Property Owners Signatures.pdf](#)[SFR 18-320 1405 HILLCREST - HOUSE.pdf](#)

Brian Ford of Brian Ford Construction on behalf of Kaye Chrisco is requesting a variance for address 1405 Hillcrest Drive to allow the house that is being constructed that is setting 5 feet into the 30 ft. platted front setback. This is located in an R-1 Single Family Residential District.

APPLICANT: Mr. Brain Ford represented Kaye Chrisco. He said basically he has the same trouble as Mark really, the house is in 5 feet in the front setback. How that happened, I really don't know. I have letters from all but one neighbor saying they are okay with the house being there. We can change it now if we bulldoze the garage. We are asking the variance for the house being in the setback.

There was no one present to oppose.

STAFF: Mr. Derrel said we have had phone calls from one of the neighbors. More than one.

APPLICANT: Mr. Brain Ford we have signatures from all the neighbors except one. Mr. Ford proceeded to give the board the signed letters.

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-18-43](#)

VARIANCE: 2404 High Street

LRS Karmic Ventures, LLC is requesting a variance for address 2404 High Street for the minimum lot depth of the required 100 ft to be reduced to 76.44 ft. This is located in an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Site Plan.pdf](#)
 [Pictures of Area.pdf](#)

LRS Karmic Ventures, LLC is requesting a variance for address 2404 High Street for the minimum lot depth of the required 100 ft to be reduced to 76.44 ft. This is located in an R-2 Multi-Family Low Density District.

APPLICANT: Mr. Jim Gramling said they are requesting a variance for 23.66 feet variance for this lot. This was replatted in 2009 and was approved at the current depth. The hardship is that he could not do anything with it.

BOARD: Mr. Gilmore said any plans what's going to go there?

APPLICANT: Mr. Jim Gramling no plans as of yet.

A motion was made by Max Dacus Jr., seconded by Jerry Reece, 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

6. Adjournment