



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Draft Board of Zoning Adjustments

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Tuesday, May 16, 2017

1:30 PM

Municipal Center

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### 2. Roll Call

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

**Absent** 1 - Doug Gilmore

### 3. Approval of Minutes

[MIN-17:059](#) BZA Minutes from April 18, 2017 Meeting.

**Attachments:** [BZA Minutes from April 18, 2017.](#)

### 4. Appeal Cases

**VR-17-17**

VARIANCE: VR 17-17 115 S. Hunter Lane

C3, LLC requests a variance for address 115 S. Hunter Lane to waive the front yard setback from requirements of the platted 30 feet to 25 feet to take advantage of the terrain to build at the top of the slope to reduce drainage issues. This is located on an R-1 Single Family Density District Lot.

**Attachments:**    [Application](#)  
                          [Plat](#)  
                          [Aerial Location](#)  
                          [Looking at Subject Property from Hunter Lane](#)  
                          [Looking North with Subject Property on the Left](#)  
                          [Looking South with Subject Property on the Right](#)  
                          [Looking toward the East across the Street](#)  
                          [Adjoining Property Owner Notification](#)  
                          [USPS Returned Certified Cards](#)  
                          [Returned Letters from USPS](#)

**APPLICANT:** Mr. Michael Boggs requested a variance for Lot 17 and Lot 18 on South Hunter Lane to waive the front yard setback from the platted requirement of 30 feet to 25 feet to take advantage of the terrain to build at the top of the slope to reduce drainage issues. This lot is located in an R-1 Single Family Residential District.

**BZA COMMISSION:** Mr. Rick Miles asked if this property adjoined the ASU property.

**APPLICANT:** Mr. Boggs said the property did adjoin the ASU property.

**BZA COMMISSION:** Mr. Miles asked if all adjoining property owner were notified.

**APPLICANT:** Mr. Boggs said all of the adjoining property owners were notified.

**BZA COMMISSION:** Mr. Reece asked if there would be any issues with a Bill of Assurance.

**APPLICANT:** Mr. Boggs said he was not aware of any issues. He went on to explain the applicant would like to stay toward the top of the hill to help with drainage.

**BZA COMMISSION:** Mr. Reece asked how they would keep the water down.

**APPLICANT:** Mr. Boggs said they are going to build their house up and higher on the hill.

**BZA COMMISSION:** Mr. Stem asked if this was, the location where there was a house built to close to the property line. He thought it was lot 14 or 15 on this street. He pointed this out because there were issues with the parking at this location.

**BZA COMMISSION:** Mr. Stem asked how far off the road the house would be.

**APPLICANT:** Mr. Boggs said it would be around 40 feet.

**No opposition.**

**VR-17-18**

VARIANCE: VR 17-18 4402 Jenni Lane

Tommy Gray on behalf of the Neighborhood Association request a variance for address close to 4402 Jenni lane - Mt Carmel Road, Layman Drive and Jenni Lane to place a subdivision sign upon entrance to subdivision. The ordinance requires 15 feet from the back of the street easement the variance is from 1 foot from the back of street easement. This is located on an R-1 Single Family Density District Lot.

**Attachments:**    [Application](#)  
                          [Drawing](#)  
                          [Aerial Location](#)

**APPLICANT:** Mr. Tommy Gray requested on behalf of the Neighborhood Association requested a variance for addresses close to 4402 Jenni Lane – Mt. Carmel Road, Layman Drive and Jenni lane to place a subdivision sign upon entrance to the subdivision. The ordinance requires 15 feet from the back of the street easement. The variance is from 1 foot from the back of the street easement. This is located on an R-1 Single Family Residential District.

**APPLICANT:** Mr. Gray said the signs look similar to the ones at the Country Club. There will be two signs.

**STAFF:** Mr. Derrel Smith explained that Mr. Gray had been working with the Engineering Department. They did not realize at the time that there was an ordinance requiring them to be 15 feet from the street easement. If a variance were granted, they would lower this setback requirement from 15 feet to 1 foot. The Planning Department has no problem with the location of the signs.

**BZA COMMISSION:** Mr. Reece asked if applicant if they were putting in a sidewalk.

**APPLICANT:** Mr. Gray said they were. It will be in the city right-of-way. It will be 5 foot wide and 330 feet long. The Engineering Department has already approved the construction of the sidewalks. They want to do the sidewalks and the signs at the same time.

**BZA COMMISSION:** Mr. Rick Miles asked if the sidewalks were going to be on both sides of the street.

**APPLICANT:** Mr. Gray said they were not going to be on both sides of the street. The problem, and the reason for this request, is the signs will be in the middle of the lots they are being put on unless there is a variance granted.

**BZA COMMISSION:** Mr. Miles also asked if individuals using the sidewalks would run into the signs if they were riding their bikes.

**APPLICANT:** Mr. Gray said the signs were not a hazard to people using the sidewalks but they did purchase insurance for the sign just in case the sign did hurt someone.

**No Opposition.**

**VR-17-19**

VARIANCE: VR 17-19 407 N. Caraway Road

Ricky Huang requests a variance for address 407 N. Caraway Road to allow a 50' by 60' storage building for personal use instead of a building for the tenants in an R-2 Classification. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:**

[Application](#)

[Letter](#)

[Adjoining Property Owners](#)

[Plat](#)

[Aerial View](#)

[407 N. Caraway Road - Subject Property](#)

[Facing East on Caraway Rd across the street from subject property](#)

[Facing North on Caraway Rd.](#)

[Facing South on Caraway Rd.](#)

[Looking at subject property West on Caraway Rd.](#)

[Adjoining Property Owners](#)

Tabled

**5. Staff Comments**

**6. Adjournment**