



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Board of Zoning Adjustments

---

Tuesday, November 19, 2024

1:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to Order

### 2. Roll Call

**Present** 4 - Rick Miles;Kevin Bailey;Doug Gilmore and Max Dacus Jr.

**Absent** 1 - Casey Caples

### 3. Approval of Minutes

[MIN-24:103](#) Minutes 10/15/2024

**Attachments:** [10.15.24 BZA Minutes](#)

**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;Kevin Bailey and Max Dacus Jr.

**Absent:** 1 - Casey Caples

### 4. Appeal Cases

[VR-24-57](#) Variance Request: 3404 Turtle Creek Rd.

Mike and Helen Massanelli are requesting to build a carport in the building setbacks. The subject property is located in the R-1, Single-Family Medium Density District.

**Attachments:** [VR-24-57 - Adjoining Property Owner Notifications](#)  
[VR-24-57 - Application \(Signed\)](#)  
[VR-24-57 - Certified Mail Receipt](#)  
[VR-24-57 - Narrative Letter](#)  
[VR-24-57 - Site Plan](#)

**Doug Gilmore (Chair):** Alright, the only one we have today. Mr. Mike, come up to the microphone, state your name, serial number, and address. And what is on your mind?

**Mike Massanelli (Proponent):** Mike Massanelli. I live at 3404 Turtle Creek Road and not realizing that I had a 30 foot variance, I built my dream carport, that I have been wanting, before I die. I have 11 foot clearance from that property line and the house next to me has the same. The house on the other side has 7 and a half feet from the property line. So, it just didn't enter my mind that there

would be a 30 foot variance. And so I started backwards by not having it taken care of because I was late on getting my permit too, and that's when I found out all this. So, yeah I did it backwards.

Doug Gilmore: That's a strange thing to have a 30 foot setback.

Mike Massanelli: That's what I thought.

Doug Gilmore: Without explanation, I guess.

Mike Massanelli: It's a funny piece of property it's cut in a pie shape. And the front of the property has hardly anything. And like, at the front of the carport it's 11 and a half feet from the property line. At the back of the carport it's 13 and a half feet at the property line.

Doug Gilmore: So, the normal setback that the other lots would have, you wouldn't have had any problem at all.

Mike Massanelli: No, no. That area would have just a small distance set back. I don't.

Doug Gilmore: Since this plat was drawn and I'm sure the houses just continue on.

Mike Massanelli: That house was built in '92.

Doug Gilmore: Alright, y'all got any questions?

Kevin Bailey (Board): The city doesn't oppose this?

Derrel Smith (City Planner): No, sir.

A motion was made by Kevin Bailey, seconded by Max Dacus Jr., that this matter be Approved . The motion PASSED with the following vote.

**Aye:** 3 - Rick Miles;Kevin Bailey and Max Dacus Jr.

**Absent:** 1 - Casey Caples

## **5. Staff Comments**

## **6. Adjournment**