



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, January 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-18:006](#) MINUTES: BZA Minutes from December 19, 2017.

Attachments: [BZA Minutes from December 19, 2017.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-17-45](#)

VARIANCE: 2508 Rosewood Circle

Gavin and Laura McDowell is requesting a variance for address 2508 Rosewood Circle to waive the standard 6 ft. fence to 8 ft. for the back portion of their privacy fence, which runs along Harrisburg Road for better safety of their children. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Pictures of Area.pdf](#)
 [Adjoining Neighbors Notifications.pdf](#)

APPLICANT: Mr. and Ms. McDowell requested a variance for 2508 Rosewood Circle. They want to build an eight-foot privacy fence along the back portion of their privacy fence.

CHAIR: Mr. Doug Gilmore pointed out there are other fences in this area that are at least eight feet tall in that area.

There was no opposition to this request at the meeting.

A motion was made by Sean Stem, seconded by Rick Miles, 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-17-46](#)

VARIANCE: 700 N. Caraway

Antonio Torres on behalf of owner Evone Roberts is requesting a variance for address 700 N. Caraway to waive the standard setback regulations due to an 16 x 20 ft. accessory building that has been built without the knowledge of the city regulations to close to the property line. This is located within an R-1 Single Family Density District Lot.

This was Tabled at the last meeting.

Attachments: [Application.pdf](#)
 [Residential Application.pdf](#)
 [Adjoining Property Owners Notification.pdf](#)
 [Planning Action Letter.pdf](#)
 [Pictures of Area.pdf](#)

APPLICANT: Mr. Antonio Torres requested a variance for 700 North Caraway. They need the standard setback regulations waived due to a 16 X 20 foot accessory building that was constructed on the property. The owner built the building without any knowledge of city regulations regarding building permits and setback requirements.

STAFF: Mr. Derrel Smith briefly explained the situation. Code Enforcement saw them building this shop without a permit. The Planning Department does not know exactly how far the building is from the property line. The applicant did not present a survey with the application. However, they feel like the building is around 3 feet from the property line.

BOARD: Mr. Rick Miles asked how long the building has been built.

APPLICANT: Mr. Antonio Torres said they started the building in November of 2017. They started building the shop because Code Enforcement stopped by and told them to clean up somethings in their yard.

BOARD: Mr. Rick Miles asked if the building was complete.

APPLICANT: Mr. Antonio Torres said the only thing left to finish was the roof.

BOARD: Mr. Rick Miles asked if the building could be moved.

APPLICANT: Mr. Antonio Torres said the building could not be moved because of how they built the foundation. Mr. Torres said Code Enforcement never told them to apply for a building permit.

There was no opposition at the meeting to this request.

APPLICANT: Mr. Antonio Torres said there is a fence marking the property line.

STAFF: Mr. Derrel Smith and **BOARD:** Mr. Doug Gilmore recommended tabling the request until the applicant has a chance to get a plat done on the property.

BOARD: Mr. Doug Gilmore said they did not want to approve a variance and guess about how far the building is from the property line.

Board ask to be tabled until survey could be bought in to see how far the building was from the property line.

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

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

5. Staff Comments

6. Adjournment