



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, June 21, 2016

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

BZA Meeting Minutes for May 17, 2016

Approved

4. Appeal Cases

Variance: VR 16-19: 2101 Pleasant Grove Road

Glenn Bridger on behalf of Pleasant Grove Methodist Church requests a variance for property located at 2101 Pleasant Grove Road for approval to waive the paving requirements to install limestone for temporary parking for less than a year before paving because of construct of new fellowship hall to take place in phases. This is located on an R-1 Single Family District.

Mr. Glenn Bridger requested a variance on behalf of Pleasant Grove Methodist Church to waive the paving requirements to install limestone for temporary parking for less than one year before paving because of construction of their new fellowship hall to take place in phases.

Mr. Doug Gilmore asked Mr. Bridger if they passed a motion stating that the parking be completed within one year if that would give him enough time to complete the parking lot. Mr. Bridger said that would be plenty of time.

Variance: VR 16-20: 805 W. Washington

West End Neighborhood Association requests a variance for property located at 805 W. Washington to install a cargo storage unit at location without principal structure for community garden supply and storage. This is located on an R-2 Multi Family Low Density District.

Ms. Mary Allen Warner from the West End Neighborhood Association requested a variance on their behalf so their organization could install a cargo storage unit at 805 W. Washington. She said her organization received a 3 year grant to work with students teaching gardening skills. The organization would like to install this cargo container to store their gardening equipment. She also mentioned that they were looking at having the container painted to soften the commercial look.

Mr. Doug Gilmore wanted to know the color of the container.

Ms. Warner said she the one they were looking at was green but it would eventually be painted over by a local artist.

Mr. Otis Spriggs asked if the container would be there year around and Ms. Warner said it would be.

Mr. Gilmore asked if anyone in the audience objected to this variance. No one responded.

A motion was made stating that the variance be granted with the condition that if the program ever stopped the container would not be a permanent fixture.

Variance: VR 16-21: 3102 Shelby Drive

Jonesboro Bowling Alley requests a variance for property located at 3102 Shelby Drive to waive the paving requirements to allow the northern portion of the parking lot to remain as a gravel surface for a period of one year, allowing the base material to settle and compact before applying the asphalt and to allow the existing continuous curb cut along Shelby Drive to remain in place to accommodate the bus traffic that is an integral part of the customer base. This is located on a C-3 General Commercial District.

Mr. George Hamman requested a variance on behalf of the Jonesboro Bowling Alley to allow the northern portion of the parking lot to remain as a graveled surface for a period of one year.

Mr. Hamman stated that the Jonesboro Bowling Alley already meets the minimum requirements for parking but they want to add additional parking spots in the future.

The board asked if any of their parking lot was tied to the road way. Mr. Hamman said no – none of the entrances changed.

Variance: VR 16-22: 2021 Tanglewood Drive

James Pittman requests a variance for property located at 2021 Tanglewood Drive to waive the front year setback requirements to allow a carport to stay that was installed. This is located in a R-2 Multi Family Low Density District.

Mr. James Pittman requested a variance for his property that would allow him to keep his carport that was installed over one year ago. He said the carport has been there 15 months now.

Mr. Otis Spriggs explained that the applicant thought it was okay because there was another carport located right next door.

Mr. Rick Miles - made motion to approve this with the condtions listed.

Mr. Pittman explained that he did not know carports of this type were not allowed until he got a letter in the mail from the city saying he was in violation of city code.

Mr. Spriggs explained that the carport does not fall within the right-of-way but he suggested that Mr. Pittman check with Engineering just to double check.

Variance: VR 16-23: 2113 Wingate

Bryan Meadows request a variance for property located at 2113 Wingate Drive to waive the front yard setback requirement to allow a 6 foot wood privacy fence. This is located on an R-1 Single Family District.

Mr. Brian Meadows requested a variance to waive the front yard setback requirement to allow a six foot privacy fence.

Mr. Otis Spriggs introduced the case. He explained that this case was a unique situation that was the result of an administrative error. He went on to explain that this permit was issued in error. The Planning office was not notified of this error until after the fence had already been put up. As Mr. Spriggs explained, the fence does project into the neighbors' front yard.

Mr. Spriggs went on to explain that the only way to fix administrative errors was to bring them before the BZA Committee on behalf of any applicant that questioned administrative approval. Both parties showed up to the meeting to present their cases before the board.

Mr. Brian Meadows explained that he put the fence up so he could protect his pool, dog, and family. The fence was put up so that he could put his pool in the privacy fence. He went on to say that he did everything the right way – he got his land surveyed and got his permit. He said that he has around \$2,000 into this fence.

Ms. Carolyn Edwards explained that she did not want the fence put up. She also went on the say that she did call someone from the city but it took almost two weeks for anyone to show up. She also said that the fence will hurt her property value and make it harder for her to sell her property.

Mr. Spriggs explained to Ms. Edwards that our office went to take a look at the fence the day after she called and spoke to us about it over the phone. He explained that it only took the Planning office 1 day to respond to her call and by that point the fence had already been mostly put up.

Mr. Rick Miles asked Mr. Meadows if he had enough room anywhere else on his property to put the pool other than to the side of the house. Mr. Meadows explained that he did not have anywhere else to put the pool because of several different reasons – trees, a patio, a garden, shed, etc.

The board asked Ms. Edwards to show them on the plat where she wished Mr. Meadows had built his fence.

After Ms. Edwards showed the board her preferred location for the fence Mr. Miles suggested that the best solution to this problem would be for Mr. Meadows to move his fence back to the setback line.

After a failed motion by Mr. Reese to approve the variance, Mr. Miles made a motion to move the fence out of the required setback, back to the 30 foot setback – allowing Mr. Meadows to keep most of his fence while allowing Ms. Edwards to restore the visibility to her house.

5. Staff Comments

6. Adjournment