



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, November 21, 2017

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

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

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-17:130](#)

MINUTES: BZA Minutes from October 17, 2017 Meeting

Attachments: [BZA Minutes from October 17, 2017 Meeting.pdf](#)

Approved

4. Appeal Cases

VR-17-39

VARIANCE: 4018 Mt. Carmel Road

James Cook is requesting a variance for address 4018 Mt. Carmel Road to waive the accessory building size requirements to add a storage building 40 ft. x 60 ft. with a larger footprint than the principal structure. This is located on 4.38 acres within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
[Survey.PDF](#)
[Residential Application.pdf](#)
[Drawing.pdf](#)
[Pictures of Variance Location.pdf](#)
[Adjoining Property Owners.pdf](#)
[USPS Receipts.pdf](#)

APPLICANT: Mr. James Cook requested a variance for 4018 Mt. Carmel Road to allow a 40 ft. X 60 ft. storage building to be placed to the lot. The structure will be larger than the principal structure. The lot is zoned R-1 Single Family Residential. Mr. Cook would like to be able to use the building to store some of the equipment that is currently in the yard to keep it secure and make the neighborhood look better. He thinks it will make the neighborhood look better. It will not be used for any type of business.

There was no opposition to this request.

VR-17-40

VARIANCE: 2060 Sloan Lake Drive

Keith Chitmon is requesting a variance for address 2060 Sloan Lake Drive to waive the fence height requirement from 6 ft. to 8 ft. to construct a fence on the north side of his property that will be 6 foot tall for 35 ft. and then taper up to 8 ft. for approximately 35 ft. This is located on R-1 Single Family District.

Attachments: [Application.pdf](#)
[Drawing of Fence Location.pdf](#)
[Picture of Fence Type.pdf](#)
[Aerial View of Location.pdf](#)
[Adjoining Property Owners.pdf](#)

APPLICANT: Mr. Keith Chitmon requested a variance for 2060 Sloan Lake Drive to allow for the construction of an 8-foot fence on the property. The fence will be located on the North side of the property. It will be 6 feet tall for 35 feet and then taper up to 8 feet tall for approximately 35 feet. The fence will be used for screening purposes. The land makes it to where the fence will need to be a little higher than 6 foot in order to screen from his neighbors pool.

There was no opposition to this request.

VR-17-41

VARIANCE: 1620 Hillside Drive

Michael Daniels of Daniels Land Surveying on behalf of owner Brian Biggs is requesting a variance for address 1620 Hillside Drive for a preexisting house that sets 3.8 ft. +/- into the 25 ft. rear yard setback. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
[Plat drawing with House inside Setback Line.pdf](#)
[Plat - approved for Right of Way - MAPC Meeting 11.14.17.pdf](#)
[Plat.pdf](#)
[Photos of Area.pdf](#)

APPLICANT: Mr. Michael Daniels requested a variance for 1620 Hillside Drive for a preexisting house that sets 3.8 feet into the 25-foot rear yard setback. This property is zoned R-1 Single Family Residential.

STAFF: Mr. Derrel Smith said this went before the MAPC at the last meeting to waive the right-of-way requirement. This request for a variance to allow the building to stay in the setback. Again, this is an existing structure.

There was no opposition to the request.

VR-17-42

VARIANCE: 5207 Harrisburg Road

Arthur and Nancy Dixon is requesting a variance for address 5207 Harrisburg Road to waive the standard 7.5 ft. side setback to 3.4 ft. for the preexisting accessory building. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
[Dixons Harrisburg Road Minor Plat.pdf](#)
[Residential Application and Plan.pdf](#)
[CWL Map.pdf](#)
[Adjoining Property Owner Notifications.pdf](#)
[Aerial View of Location.pdf](#)
[Photos of Location.pdf](#)

APPLICANT: Mr. Arthur Dixon requested a variance for 5207 Harrisburg Road to waive the standard 7.5-foot side setback to 3.4 feet for the preexisting building. The property is located on an R-1 Single Family Residential lot. Mr. Dixon would like to be able to add an addition to the back of his house but needs to get the plat approved before he can get the building permit. The plat can only be approved if the BZA grants a variance for the existing building on the property that is located within the side setback.

There was no opposition to the request.

5. Staff Comments

6. Adjournment