



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, April 18, 2017

1:30 PM

Municipal Center

1. Call to Order

[play video](#)

2. Roll Call

[play video](#)

Present 4 - Doug Gilmore; Rick Miles; Max Dacus Jr. and Jerry Reece

Absent 1 - Sean Stem

3. Approval of Minutes

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MIN-17:043

BZA Minutes from March 21, 2017 Meeting.

Attachments: [BZA Minutes from March 21, 2017 Meeting](#)

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; Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

4. Appeal Cases

[play video](#)

VR-17-06

VARIANCE: VR 17-06 3701 Casey Springs Road

Michael Craig request a variance for address 3701 Casey Springs Road to waive the Single Family Building requirements of a lot due to the fact he wants to construct an accessory structure on the lot next to his home and the accessory structure will be located in the front yard setback. This is located on an R-1 Single Family Density District lot.

[play video](#)

Attachments: [Application](#)
 [Letter](#)
 [Minor Plat](#)
 [Residential Application](#)
 [Picture of Building](#)
 [Drawing of map where slab for building is located](#)
 [Adjoining Property Owner Notification](#)
 [Adjoining Property Owner Letters](#)
 [Aerial View](#)

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;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-07

VARIANCE: VR 17-07 1916 and 1920 East Matthews

Bear State Bank request a variance for addresses at 1916 and 1920 East Matthews to waive the standard building setbacks due to the need to Replat and buildings have been located here for several years. Both are located on a C-3 General Commercial District lot.

[play video](#)

Attachments: [Application](#)
 [Letter](#)
 [Arnolds Variance](#)
 [Arnolds Minor Replat](#)
 [Property Owners](#)
 [Aerial View of Location](#)
 [Returned Adjoining Property Owner Notifications Signed](#)
 [USPS Returned Green Cards](#)

A motion was made by Jerry Reece, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-08

VARIANCE: VR 17-08 2305 Arrowhead Drive

Julie Waldo requests a variance for address 2305 Arrowhead Drive to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line facing Harrisburg Road. This is located on an R-1 Single Family Density District lot.

[play video](#)

Attachments: [Application](#)
[Letter](#)
[Diagram of Fence](#)
[Aerial View of Location](#)
[Picture of House View](#)
[Picture of Street View](#)
[Street View From Harrisburg Road](#)
[Adjoining Property Owner Notifications](#)

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;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-09

VARIANCE: VR 17-09 3803 Victoria Lane

Moss Fencing on behalf of Ed Gillham request a variance for address 3803 Victoria Lane to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line blocking the view of the school. This is located on an R-2 Multi-Family Low Density District lot.

[play video](#)

Attachments: [Application](#)
[Aerial View of Layout of Fence](#)
[Adjoining Property Owner Notifications](#)
[Aerial View](#)
[View of School from Street](#)
[USPS Returned Card](#)

A motion was made by Jerry Reece, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-10

VARIANCE: VR 17-10 320 Prospect Trail

Moss Fencing on behalf of Bob West request a variance for address 320 Prospect Trail for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

[play video](#)

Attachments: [Application](#)
 [Aerial View of Fence](#)
 [USPS Returned Card](#)
 [SFR 16-228 320 Prospect Road House](#)
 [Aerial View of Location](#)
 [Aerial View](#)

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;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-11

VARIANCE: VR 17-11 4501 Summit Ridge

Moss Fencing on behalf of David Wolf request a variance for address 4501 Summit Ridge for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

[play video](#)

Attachments: [Application](#)
 [Aerial View](#)
 [Adjoining Property Owners Notifications](#)
 [Phone message](#)
 [Aerial View of House location](#)
 [USPS Returned Card](#)

A motion was made by Jerry Reece, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

VR-17-12

VARIANCE: VR 17-12 805 West Warner

Roger and Linda Watkins requests a variance for address 805 W. Warner to waive the standard building setbacks since the property is located on the corner of Warner and Olive to construct a duplex on the property. This is located on an R-2 Multi-Family Low Density District lot.

[play video](#)

Attachments: [Application](#)
 [Drawing](#)
 [Plat](#)
 [Adjoining Property Owners Notification](#)
 [Layout](#)
 [Aerial View of Location](#)

Withdrawn**VR-17-13**

VARIANCE: VR 17-13 1205 South Madison

Sherrie Mitchell request a variance for address 1205 South Madison for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

[play video](#)

Attachments: [Application](#)
 [Letter](#)
 [Drawing](#)
 [Existing Fence](#)
 [Fence](#)
 [Pictures](#)
 [Aerial View of Location](#)
 [Adjoining Property Owners Notifications](#)

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;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

[VR-17-14](#)

VARIANCE: VR 17-14 4702 Mitchell and 4703 Morton

Lonnie Roberts request a variance for addresses 4702 Mitchell and 4703 Morton to waive the standard building setbacks since the property is located on three street fronts to accommodate saving 100-year-old oak trees that are located on the property while constructing the duplexes. This is located on an R-2 Multi-Family Low Density District lot.

[play video](#)

- Attachments:** [Application](#)
 [Drawing](#)
 [Orginial Drawing](#)
 [Aerial View](#)
 [Trees](#)
 [Aerial View of Location](#)

A motion was made by Jerry Reece, seconded by Rick Miles, that this matter be Approved. The motion PASSED with the following vote:

Aye: 3 - Rick Miles;Max Dacus Jr. and Jerry Reece

Absent: 1 - Sean Stem

5. Staff Comments

[play video](#)

6. Adjournment

[play video](#)