



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, September 18, 2018

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

Present 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent 2 - Doug Gilmore and Jerry Reece

3. Approval of Minutes

[MIN-18:087](#)

MINUTES: BZA Minutes from August 21, 2018.

Attachments: [BZA Minutes from BZA Meeting August 21, 2018.pdf](#)

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

Aye: 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

4. Appeal Cases

[VR-18-29](#)

VARIANCE: 5205 E. Johnson

Kelly Roberts of Acura Neon, Inc on behalf of owner Arvest Bank is requesting a variance for address 5205 E Johnson Avenue for approval of a monument with digital / illuminated sign located at the Arvest Bank within 250 ft. of other R-1 Single Family Residentially zoned properties. This is located within a C-4 Neighborhood Commercial District Limited Use Overlay.

THIS HAS BEEN PULLED BY APPLICANT.

Attachments: [Application.pdf](#)
[Drawing.pdf](#)
[Pictures of Sign Existing.pdf](#)
[USPS Receipts.pdf](#)

Withdrawn

[VR-18-30](#)

VARIANCE: 4001 Evandale Street

Tim Gartman is requesting a variance for address 4001 Evandale Street for approval to waive the standard building setbacks of the back setback from 20 ft. to 7.69 ft. and for the south side setback from 7.5 ft. to 5.83 ft. to add on a larger garage to an existing house structure. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Residential Application.pdf](#)
 [Drawing of Layout.pdf](#)
 [Plat of Moly Kiech Addition.pdf](#)
 [Pictures of Property.pdf](#)
 [Picture of Area.pdf](#)
 [Property Owners.pdf](#)
 [USPS Receipts.pdf](#)

Tim Gartman is requesting a variance for address 4001 Evandale Street for approval to waive the standard building setbacks of the back setback from 20 ft. to 7.69 ft. and for the south side setback from 7.5 ft. to 5.83 ft. to add on a larger garage to an existing house structure. This is located within an R-2 Multi-Family Low Density District.

APPLICANT: Mr. George Hamman represented Mr. Tim Gartman. Mr. Hamman said that Tim's brother passed away and he wanted to build a garage for his brother's Classic Camaro. In the meantime Tim's mother passed away too, during this time the contractor called and asked if he should pour the concrete slab. Tim told the contractor to go ahead and do it, without realizing that he had not pulled a permit. When he discovered the work was done without a permit Tim got a survey done and apply for the variance for the garage to be closer to the property line, as this slab is in the flood plain.

BOARD: Mr. Rick Miles asked if the neighbors were notified.

STAFF: Ms. Tracy McGaha said they were notified and the Planning Department has not heard anything back from the neighbors.

BOARD: Sean Stem asked if the variance is for the flood plain.

APPLICANT: Mr. George Hamman said that is a separate issue, the variance is only for the concrete slab and has nothing to do with the flood plain.

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

Aye: 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

[VR-18-31](#)

VARIANCE: 6601 Merrell Drive

David and Sarah Norris is requesting a variance for address 6601 Merrell Drive for approval of a 6 ft. wood privacy fence that is being placed on a corner lot that will extend into the front yard setback of the property and will be 24 ft. from corner of house. This is located within an R-1 Single Family Residential District.

Attachments:[Application.pdf](#)[Drawing.pdf](#)[Letter.pdf](#)[Pictures of Location.pdf](#)[USPS Receipt.pdf](#)[PP 16-18 FP 16-17 MERRELL ESTATES, PHASE V - REVISED 12.5.16.pdf](#)[Residential Application.pdf](#)

David and Sarah Norris is requesting a variance for address 6601 Merrell Drive for approval of a 6 ft. wood privacy fence that is being placed on a corner lot that will extend into the front yard setback of the property and will be 24 ft. from corner of house. This is located within an R-1 Single Family Residential District.

APPLICANT: Ms. Sarah Norris asked for a variance for a 6 foot privacy fence that would come out to the front yard, so her kids can have a sizeable back yard to play in. She added it will be consistent with other people who own corner lots in the subdivision.

BOARD: Mr. Miles asked what is in question here, referring to Mr. Derrel Smith.

STAFF: Mr. Derrel Smith said that people who built the fences in the setbacks either did not pull a permit or the fence was put up a few years ago but the fence will not encroach on any easement. Mr. Smith added that there is no opposition from the neighbors and all of them were notified.

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

Aye: 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

[VR-18-32](#)

VARIANCE: 4812 Chesapeake Cove

Michael Goad of M-L Goad Home Builders on behalf of owners Mike and Marissa Sifford is requesting a variance for address 4812 Chesapeake Cove for approval of a 6 ft. blockade style cedar privacy fence that the back of the house is setting on Darr Hill Road and that is consider being placed in the front yard setbacks. This is located within An R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Drawing Location of Fence.pdf](#)
 [Letter.pdf](#)
 [Pictures of Location.pdf](#)
 [Plat Drawing.pdf](#)
 [Property Adjoining Notifications.pdf](#)
 [Layout of House on lot.pdf](#)

Michael Goad of M-L Goad Home Builders on behalf of owners Mike and Marissa Sifford is requesting a variance for address 4812 Chesapeake Cove for approval of a 6 ft. blockade style cedar privacy fence that the back of the house is setting on Darr Hill Road and that is consider being placed in the front yard setbacks. This is located within An R-1 Single Family Residential District.

APPLICANT: Mr. Michael Goad said he is trying to get a fence variance, the height of the fence is 6 feet. Because the shape of the lot, the entrance is narrow and the narrow entrance makes the house plan sit further back, which takes up more the rear yard. This variance will give the homeowner adequate back yard. Darr hill road is adjacent to 4812 Chesapeake Cv. He added that the last post is 40 feet from the center of the road.

STAFF: Mr. Derrel Smith said if it were a normal lot, the fence can go to the property line but this being adjacent to Darr Hill that's why the variance was requested. Mr. Derrel said that we will see a few more lots asking for variance as they will face the same issue of facing Darr Hill road, as this classifies as two front yards.

BOARD: Mr. Sean Stem asked if we do this one we will have approve more in the same situation.

APPLICANT: Mr. Michael Goad said there are at least four more lots which will face the same hardship.

BOARD: Mr. Rick Miles asked, what is the minimum that the applicant can go without getting a variance and how much back yard would be left if the variance is not approved.

APPLICANT: Mr. Michael Goad said it would be slightly more than 30 feet. He added if any improvements were to be made by the homeowner than it would completely engulf the backyard.

STAFF: Mr. Derrel Smith said the Planning Department does not have any problems if the fence goes back there.

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

Aye: 3 - Sean Stem; Rick Miles and Max Dacus Jr.

Absent: 2 - Doug Gilmore and Jerry Reece

5. Staff Comments

6. Adjournment