



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes - Draft Board of Zoning Adjustments

Tuesday, December 15, 2020

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

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

Absent 1 - Doug Gilmore

3. Approval of Minutes

[MIN-20:117](#)

MINUTES: Meeting Minutes from November 17th, 2020 BZA Meeting

Attachments: [Meeting Minutes from November 17TH, 2020 BZA Meeting](#)

Will vote on these the next meeting.

4. Appeal Cases

[VR-20-45](#)

VARIANCE: 923 Park Avenue

David Stout is requesting a variance for 923 Park Avenue to extend his storage room 17 ft into the backyard setback, which will be 8 ft from the property line. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Letter](#)
 [Drawings](#)
 [Aerial View](#)
 [Adjoining Property Owner Notification Signed](#)

David Stout is requesting a variance for 923 Park Avenue to extend his storage room 17ft into the backyard setback, which will be 8 ft from the property line. This is located in an R-1 Single Family Residential District

APPLICANT: David Stout stated the storage shed that on the back of his property is connected to his house by a covered carport. He would like to extend it out towards the property line approximately 16 feet farther then it is right now. That would put it within approximately 7 to 8 ft maybe 9 ft from the property line depending on where it actually stops. David stated he has spoken with the gentlemen that owns the house behind me and the little house behind me will be torn down.

COMMISSION: Rick Miles ask for Comments.

COMMISSION: Max Dacus ask do we know how many feet off the back line it will be 6,7,8,or 9ft.

APPLICANT: David Stout stated last time I measured it was 6 or 7 ft off the line.

COMMISSION: Rick Miles ask David has he notified each neighbor on both sides of you.

APPLICANT: David Stout stated YES.

COMMISSION: Rick Miles ask Staff Derrel Smith is the setbacks on that site supposed to be 20 ft at this present time.

STAFF: Derrel Smith stated it is 25 ft at this present time.

COMMISSION: Rick Miles ask for Public Comments.

PUBLIC: No one called in or no comments were made.

COMMISSION: Sean Stem ask what it the hardship for the variances (see video for comments).

COMMISSION: Sean Stem said he would grant the variance to 10 ft off the existing structure as long as no utilities on the back of the property.

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

Aye: 3 - Max Dacus Jr., Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

[VR-20-46](#)

VARIANCE: 2302 E Highland Drive

Horizon Land Surveying on behalf Jonesboro Crossroads, LLC are requesting a variance for 2302 E. Highland Drive for the rear 20-foot setback which the existing building is located on the property line along the eastside. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
 [Replat](#)
 [Aerial View](#)
 [USPS Receipts](#)

Horizon Land Surveying on behalf of Jonesboro Crossroads, LLC are requesting a variance for 2302 E. Highland Drive for the rear 20-foot setbacks which the existing building is located on the property line along the eastside. This located in a C-3 General Commercial Density District.

APPLICANT: Danny Burns with Horizon Land Surveying states that we have an existing parcel which is known as Office Max on the corner of Highland Drive and Caraway Road. We would like to re-plat that property into two separate lots, separating the two existing buildings. The northern building that you can see on the drawing is already located on the east property line. It was pre-existing so we need to a variance for it, so we can move forward with our re-plat.

COMMISSION: Rick Miles state is this a variance for the back setback

APPLICANT: Danny Burns stated YES. The building actually faces to the south, but the new frontage once we do the re-plat will be on Caraway Road.

COMMISSION: Rick Miles ask for Public Comments.

PUBLIC: No one called in or no comments were made.

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

Aye: 3 - Max Dacus Jr., Jerry Reece and Sean Stem

Absent: 1 - Doug Gilmore

5. Staff Comments

6. Adjournment