



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes - Final Board of Zoning Adjustments

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Tuesday, September 17, 2019

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

**Present** 5 - Doug Gilmore; Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

### 3. Approval of Minutes

[MIN-19:090](#)

MINUTES: August 20, 2019

BZA Minutes from August 20, 2019.

**Attachments:** [Meeting Minutes from August 20, 2019](#)

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

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

### 4. Appeal Cases

[VR-19-30](#)

VARIANCE: 406 W. Allen

Horizon Land Surveying on behalf of Corey and Kenisha Ross is requesting a variance for address 406 W. Allen to allow the front setback to be reduced to 12.5 ft. instead of the standard 20 ft. that is required by code to build a new house that is on a corner lot of Allen Street and 4th Street. This is located within an R-3 Multi Family High Density District.

**Attachments:**     [Application](#)  
                              [Variance Plat Drawing](#)  
                              [USPS Receipts](#)  
                              [Capture](#)

**APPLICANT:** Danny Burns with Horizon Land Surveying stated the actual address is 501 N 4th. He is requesting the current setbacks be adjusted from 20' to 12.5' to allow for an adequate buildable area to build a single family home.

**COMMISSION:** Doug Gilmore asked if the home would be facing 4th Street.

A motion was made by Rick Miles to grant the variance, seconded by Max Dacus Jr., that this matter be Approved. The motion PASSED with the following vote.

**APPLICANT:** Danny Burns stated that it will actually be facing toward Allen.

**COMMISSION:** Rick Miles asked if 406 Allen would be its physical address.

**APPLICANT:** Danny Burns stated 406 is his current home address. It is the property immediately adjacent to the west.

**COMMISSION:** Sean Stem asked if there were concerns regarding how close the driveway would be to the street.

**STAFF:** Derrel Smith stated there is 30' of right-of-way there. Where Danny has the driveway shown, it should not go over the sidewalk. That is what we would be concerned about.

**COMMISSION:** Doug Gilmore asked for further questions and public comment. There were none. He asked if all neighbors were notified and they were.

A Motion was made by Rick Miles and seconded by Max Dacus, Jr. to be Approved. The Motion PASSED with the Following Vote:

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

[VR-19-31](#)

VARIANCE: 501 Candis Drive

Andrew Miller is requesting a variance for address 501 Candis Drive to build an Accessory Building 17 ft. than 12 ft. that is in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

**Attachments:**     [Application](#)  
                              [Drawing Detail](#)  
                              [Plat of Survey](#)  
                              [Residential Application](#)  
                              [Setback Drawing](#)  
                              [Sketch of Building](#)  
                              [Property Owner Notifications](#)  
                              [Returned Property](#)  
                              [Emails](#)  
                              [Capture](#)

**APPLICANT:** Andrew Miller stated he wants to build an out building as a separate building from the house. He wants the plan to match the architectural style of the house. In order for that to happen, the roof line will be 17' tall. City code restricts the height of the building to be 12'. He is here to seek approval to exceed the 12' limitation in the city code.

**COMMISSION:** Doug Gilmore asked once this is built, will your existing home be taller than this building.

**APPLICANT:** Andrew Miller stated it would not. The current roofline on the house is around 20'.

**COMMISSION:** Rick Miles asked in relation to the picture, where are you wanting to place the building.

**APPLICANT:** Andrew Miller stated on the far left corner.

**COMMISSION:** Doug Gilmore asked Derrel Smith if the city is looking to change the ordinance on height.

**STAFF:** Derrel Smith stated they are. One of the changes to the zoning ordinances is to allow the building to be up to the height of the principal structure. That could always change as we go through the process.

**COMMISSION:** Jerry Reece asked if this building would require a separate address.

**STAFF:** Derrel Smith stated no, this is not a residence. It is an out building.

**COMMISSION:** Jerry Reece asked if there were going to be any utilities to the building.

**APPLICANT:** Andrew Miller stated there would just be power and it will be tied into the existing meter.

**COMMISSION:** Sean Stem asked if the construction will be similar to the existing house.

**APPLICANT:** Andrew Miller stated it is.

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

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

[VR-19-32](#)

VARIANCE: 1515 Flint Street

Joanne Pardun is requesting a variance for address 1515 Flint Street to allow the west side setback to be reduced to 4 ft. and to 4 ft. on the rear setback instead of the required 7.5 ft. setback. This is located within an R-1 Single Family Medium Density District.

**Attachments:**    [Application](#)  
                              [Site Plan](#)  
                              [Signed Property Owner Sheets](#)  
                              [Pictures](#)  
                              [Aerial View](#)  
                              [Minutes from Last Meeting](#)

**APPLICANT:** Amy Elliot on behalf of Joanne Pardun is requesting a variance for address 1515 Flint Street to allow the west side setback to be reduced to 4 ft. and to be reduced to 4 ft. on the rear setback instead of the required 7.5 ft. setback. This is located within an R-1 Single Family Medium Density District.

**APPLICANT:** Amy Elliot on behalf of Joanne Pardun stated the applicant is out of town and asked her to bring the permit letter.

**COMMISSION:** Doug Gimore asked if they have a plan on how they want to add on to the house.

**APPLICANT:** Amy Elliot stated they have not said really what they want to do. They are requesting to put it in a certain spot so they do not have to take out any trees.

**COMMISSION:** Sean Stem asked what the variance is for.

**COMMISSION:** Doug Gilmore stated they are wanting to put in a gardening shed that instead of 7.5' setback, it will be 4'.

**COMMISSION:** Sean Stem asked how big the shed would be and how would it be built.

**APPLICANT:** Amy Elliot stated she was unsure.

**STAFF:** Derrel Smith stated he is not sure how well the scale is on the drawing, but it looks like one block is equal to ten feet. If you go by that, it is probably 25' by 15'. That seems large. However, he is not sure that is correct.

**COMMISSION:** Sean Stem stated that it seems they are granting a variance for something that they cannot determine at this time.

**COMMISSION:** Doug Gilmore asked if it would be best to table the request at this point.

A motion was made by Sean Stem to table the variance, seconded by Rick Miles, that this matter be Tabled. The motion was TABLED with the following vote.

[VR-19-33](#)

VARIANCE: 3807 Victoria Lane

Marika Kyriakos is requesting a variance for address 3807 Victoria Lane to build an Accessory Building 16 ft. than 12 ft. that is in the Accessory Building Code. This is located within an R-2 Multi-Family Low Density District.

**Attachments:**[Application](#)[Plat](#)[Residential Application](#)[Plans for Garage](#)[Site Plan](#)[Adjoining Property Owner Signatures](#)[Aerial View](#)

Marika Kyriakos is requesting a variance for address 3807 Victoria Lane to build an Accessory Building 16 ft. than 12 ft. that is in the Accessory Building Code. This is located within an R-2 Multi-Family Low Density District.

**APPLICANT:** Steve Schmidt on behalf of Marika Kyriakos stated they are wanting to build a detached garage. The height variance is an issue on this one. It is going to be 21'6". It is next to the existing residence which is a two story house with a 12/12 pitch. It will be quite a bit shorter. Where the driveway turns is where we are going to build the accessory building. The face and right side will match the house with all brick. Brick foundation with siding on the back and other side. It will have power from the existing house.

A motion was made by Rick Miles to grant the variance, seconded by Sean Stem, that this matter be Approved. The motion PASSED with the following vote:

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

[VR-19-34](#)

VARIANCE: 1628 Cedar Rige Lane

Kevin James is requesting a variance for address 1628 Cedar Ridge Lane to build an Accessory Building 16 ft. than 12 ft. that is in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Plan View and Elevations](#)  
                              [Residential Application](#)  
                              [Site Plan](#)  
                              [Square Post Building Invoice](#)  
                              [USPS Receipts](#)  
                              [Signed Property Owner Notification](#)  
                              [Signed Property Owner Notification 2](#)  
                              [Capture](#)

Kevin James is requesting a variance for address 1628 Cedar Ridge Lane to build an Accessory Building 16 ft. than 12 ft. that is in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

**APPLICANT:** Kevin James stated he is wanting to build a two car detached garage. It is over 12' tall. It is 15' and the existing house is approximately 20' tall.

**COMMISSION:** Doug Gilmore asked what construction materials will be used.

**APPLICANT:** Kevin James stated it will be wood framed. Wood and brick veneer on front and metal sides.

**COMMISSION:** Max Dacus Jr. stated the issue would be, what is it going to look like to your neighbor.

**APPLICANT:** Kevin James stated both neighbors have approved of it and they are fine with it.

**COMMISSION:** Rick Miles asked if all neighbors have been notified.

**APPLICANT:** Kevin James confirmed they have.

**COMMISSION:** Rick Miles asked the city staff if there is any issue with the variance of materials.

**STAFF:** Derrel Smith stated they do not have any design standards for residential buildings. There is nothing in the codes saying what the outside of a building have to be built with.

**COMMISSION:** Max Dacus Jr. asked if there is a bill of assurance on the subdivision that addresses that.

**APPLICANT:** Kevin James stated he is unsure, but there are a lot of metal

buildings in the neighborhood.

**COMMISSION:** Doug Gilmore stated what Mr. Dacus was pointing out was if there is a bill of assurance on outbuildings then you would have to contend with your neighbors. It would not be a city issue. It would be an issue between you and those around you.

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

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem



[VR-19-28](#)

## VARIANCE: 2215 GRANT AVENUE

George Hamman of Civilogic on behalf of BLR Investments, LLC is requesting a variance for address 2215 Grant Avenue to allow the west side setback to be reduced to 2.5 ft. and to be reduced to 8.5 ft. on the rear setback. This is located within a c-3 General Commercial District.

THIS IS SUPPOSE TO BE ON SEPTEMBERS MEETING.

**Attachments:**     [Application](#)  
                              [Letter](#)  
                              [Variance Plat](#)  
                              [USPS Receipts](#)  
                              [Property Owner Notification](#)  
                              [Staff Summary](#)  
                              [Vance's Second Addition Plat](#)  
                              [Vance's Second Addition](#)

**APPLICANT:** Darren Berry stated this building was a C-3 and they received a conditional use permit for climate controlled self-storage. They were not required to get a variance before they received the building permit, but was told that if they ever needed to sell the building they would probably need a variance. He wants to go ahead and get that taken care of.

**COMMISSION:** Doug Gilmore stated this building was built before our current ordinances on commercial property. In previous decades you could build up to the property line in commercial. Now we have changed that. This is one that is kind of grandfathered in.

**COMMISSION:** Rick Miles asked for clarification on what the variance is for.

**STAFF:** Derrel Smith stated they variance is for the west and rear setbacks. They are asking for a 2.5' setback on the side. Normally that is 10'. The rear setback should be 20'. It is sitting at 8.5'. It is an existing building. The dashed line inside the rectangle shows where the building should be setting by today's standards.

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

**Aye:** 4 - Max Dacus Jr.; Jerry Reece; Rick Miles and Sean Stem

**5. Staff Comments****6. Adjournment**