

A G E N D A
BOARD OF ADJUSTMENT
JANUARY 12, 2026
6:00 P.M.
CITY HALL
CITY COUNCIL CHAMBERS

		PAGES
1. CALL TO ORDER:		
2. APPROVAL AND/OR CORRECTION OF MINUTES:	Regular Scheduled Meeting of November 10, 2025	1-2
3. VARIANCE REQUEST(S):	Front Yard Setback Variances 1108 A/B, 1112 A/B, 1116 A/B, & 1120 A/B Easton Road Petitioner: H and S Investment Property Representative: Bond Engineering	3-7

ADJOURNMENT

MINUTES: BOARD OF ADJUSTMENT REGULAR MEETING
DATE AND TIME: November 10, 2025 6:02 p.m. - 6:19 p.m.
ATTENDANCE: Commissioners: Hall, Sansing, Twitty, Brittenum,
and Acting Chairman Moore were present.

City Clerk Susan Davitt recorded those listed above in attendance and Acting Chairman Moore declared a quorum.

APPROVAL AND/OR CORRECTION OF MINUTES: Commissioner Brittenum moved, seconded by Commissioner Sansing to approve the regular meeting minutes of October 13, 2025. MOTION CARRIED.

VARIANCE(S): a. Rear Yard Setback Variance 187 Roosevelt Road

The public hearing opened at approximately 6:05 p.m.

City Engineer Adam Whitlow stated the request is to go from 25' to 20', the lot is vacant, and in order to build the 1360 square foot house, they need a variance. He explained the lot is 89.68' x 78.53', so it is very shallow and nonconforming compared to the normal 120'. He confirmed the hardship is justified as the others approved in the area.

Colby Ferguson with Midark Houses LLC and Arkansas Homes and Rentals added that it is the back left corner of the house that needs the setback variance and it will be the same house plan they have been building in Sunnyside.

The public hearing closed at approximately 6:10 p.m.

Commissioner Sansing moved, seconded by Commissioner Twitty to approve a 20' rear yard setback at 187 Roosevelt Road. MOTION CARRIED.

b. Fence Height Variance 300 North Jeff Davis Street

The public hearing opened at approximately 6:10 p.m.

Engineer Whitlow related the request is to go to 8', which is the first variance request since the passing of the residential fence ordinance that requires a permit and restricts fences taller than 6'. He explained someone wishing to build an 8' fence must now come before the Board and state their hardships. He pointed out that the applicant has provided their statement, confirming the property was properly advertised and posted and Public Works received one phone call in objection. He mentioned like properties in the area, but Staff cautions approving due to the ordinance and hardships stated are not specific to this property, but are in regards to privacy, environmental impacts mitigation, and enhanced security and safety.

Citizen Bobbie Burney of 304 North Jeff Davis Street showed her support for the 8' fence.

Acting Chairman Moore mentioned the ordinance passed May 22, 2025 and the petitioner's paperwork shows they ordered the materials in February 2025.

Engineer Whitlow brought up that if the Commission is considering approval, he recommends leaning on the hardship of the time the materials were ordered, since it predated the ordinance. He confirmed the other reasons given are generic and not unique to the property, but the fence being started in some form prior is unique and could be viewed as a grandfathered scenario.

The public hearing closed at approximately 6:19 p.m.

BOARD OF ADJUSTMENT REGULAR MEETING
November 10, 2025 6:02 p.m. - 6:19 p.m.

Commissioner Brittenum moved, seconded by Commissioner Sansing to approve an 8' fence located at 300 North Jeff Davis Street based on the fact the materials were ordered prior to Ordinance 1788's passing by City Council, therefore, grandfathered in. MOTION CARRIED with Commissioner Hall voting NAY.

ADJOURNMENT: Without objection, Acting Chairman Moore adjourned the meeting at approximately 6:19 p.m. MOTION CARRIED.

Respectfully,

Susan L. Davitt
CITY CLERK - TREASURER

CHAIRMAN Jim Oakley



2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

December 8, 2025

Mr. Adam Whitlow
Director of Engineering & Public Works
City of Jacksonville
No.1 Municipal Drive
Jacksonville, AR 72076

RE: Variance Request, Lot 43, 44, 45, & 46, Aubethany Estates, Jacksonville, Arkansas

Dear Mr. Whitlow:

We are requesting a variance on the front yard building line set back for the referenced lots of the referenced subdivision. Outlined within is our reasoning.

Due to location of the detention pond swale, the rear yard has a steep slope and practically no yard space. Therefore, we are requesting a front yard setback of 15 feet or a variance of 10-feet.

Please feel free to call me if you have any questions.

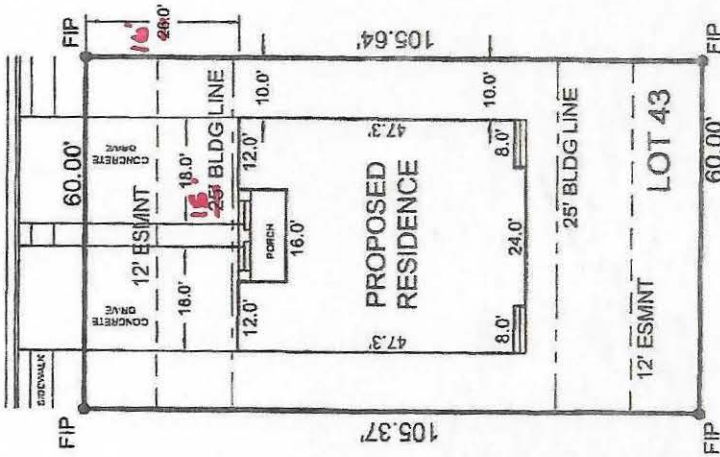
Sincerely,

A handwritten signature in black ink, appearing to read 'A. Robinson', is written over a horizontal line.

Aaron Robinson P.E.

cc: Mike Sullivan
BCE # 9232

Easton Road
Valar Road
 (50' R/W)



Military Road
 (70' R/W)

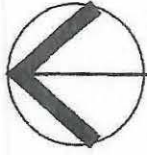
FLOOD STATEMENT:
 FIRM FLOOD INSURANCE RATE MAP PANEL 050180 0376 G
 (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS
 PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

BOND CONSULTING ENGINEERS, INC.
 2601 T. P. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 982-1538 Fax: (501) 982-1530
 E-mail: bond@bondce.com
 E-mail: anobinson@bondce.com

Prepared For: **1108 A+B**
H & S Investments
Valari Street Easton Rd,
Jacksonville, AR 72076

PRELIMINARY PLOT PLAN
Abbey H & S Estates
LOT 43
 JACKSONVILLE, PULASKI COUNTY, ARKANSAS

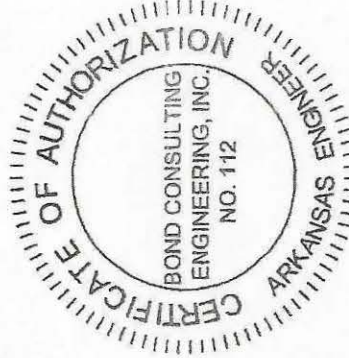
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 Job No.: 10825
 Drawn By: RAS



NORTH



Scale 1" = 30'

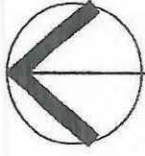
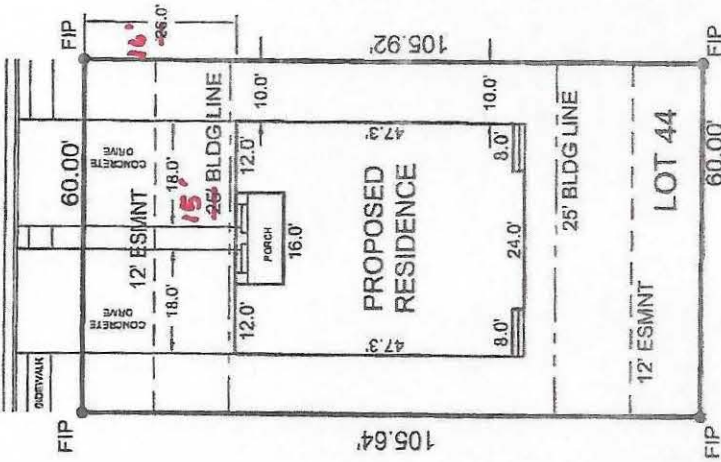


CERTIFICATE OF SURVEYING ACCURACY:
 I HEREBY CERTIFY THAT THIS PLAT CORRECTLY
 REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN
 ACCORDANCE WITH THE EXISTING MONUMENTS OF THE
 AREA. IMPROVEMENTS ARE AS SHOWN.

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Aaron K. Robinson
 REGISTERED LAND SURVEYOR
 ARKANSAS LICENSE NO. 1619

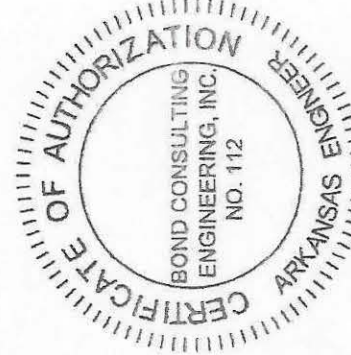
2 ASTON ROAD
VALARI ROAD
 (50' RW)



NORTH



Scale 1" = 30'



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AARON K. ROBINSON
 REGISTERED LAND SURVEYOR
 ARKANSAS LICENSE NO. 1819

MILITARY ROAD
 (70' RW)

FLOOD STATEMENT:
 FIRM FLOOD INSURANCE RATE MAP PANEL 050160 0376 G
 (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS
 PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

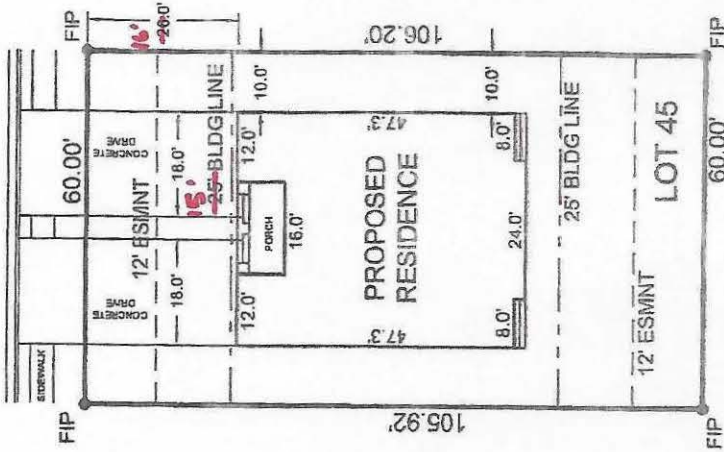
BOND CONSULTING ENGINEERS, INC.
 2601 T. P. White Drive
 Jacksonville, Arkansas 72076
 Phone: (501) 982-1530 Fax: (501) 982-1530
 Email: bar@bondce.com
 Email: mrob@bondce.com

PRELIMINARY PLOT PLAN
Abethany H & S ESTATES
LOT 44
 JACKSONVILLE, PULASKI COUNTY, ARKANSAS

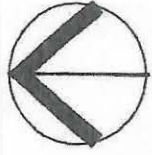
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 Job No.: 10826
 Drawn By: RAS

000005

S ASTON ROAD
MILITARY ROAD
 (50' RW)



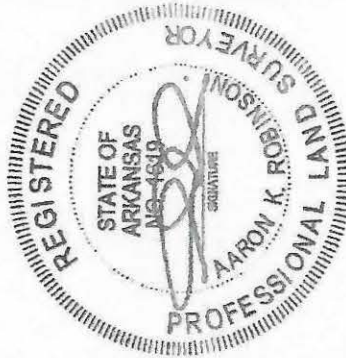
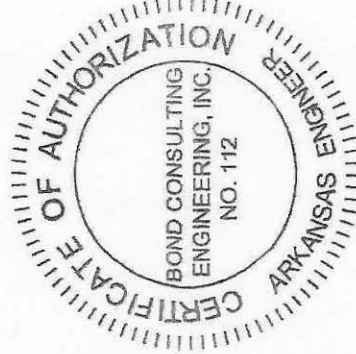
MILITARY ROAD
 (70' RW)



NORTH



Scale 1" = 30'



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 FIRM FLOOD INSURANCE RATE MAP PANEL 60160 0070 G (EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

AARON K. ROBINSON
 REGISTERED LAND SURVEYOR
 ARKANSAS LICENSE NO. 1619

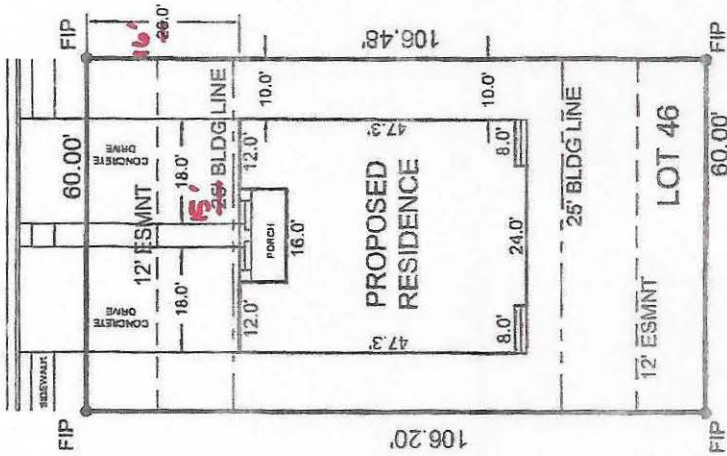
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 E-mail: bond@bondce.com E-mail: amshannon@bondce.com

Prepared For: **1116 A+B**
H & S Investments
Valant Street Easton Rd.
Jacksonville, AR 72076

PRELIMINARY PLOT PLAN
Abbethany F&S Estates
LOT 45
 JACKSONVILLE, PULASKI COUNTY, ARKANSAS

Scale: 1" = 30'
 Date: May 9, 2025
 Job No.: 10827
 Drawn By: RAS

EASTON ROAD
VALARI ROAD
 (50' RW)



MILITARY ROAD
 (70' RW)

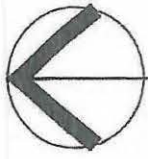
FLOOD STATEMENT:
 FIRM FLOOD INSURANCE RATE MAP PANEL 50180 0376 G
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Prepared For: **1120 A+B**
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Jacksonville, AR 72076

PRELIMINARY PLOT PLAN
H & S-ESTATES
Aubethany
LOT 46
 JACKSONVILLE, PULASKI COUNTY, ARKANSAS

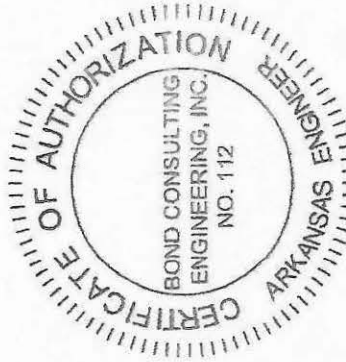
Scale: 1" = 30'
 Date: May 9, 2025
 Job No.: 10828
 Drawn By: RAS



NORTH



Scale 1" = 30'



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 ARKANSAS LICENSE NO. 1519