

A G E N D A
BOARD OF ADJUSTMENT
FEBRUARY 10, 2025
6:00 P.M.
CITY HALL
CITY COUNCIL CHAMBERS

	PAGES
1. CALL TO ORDER:	
2. APPROVAL AND/OR CORRECTION OF MINUTES:	1-2
3. VARIANCE REQUEST(S):	
a. Front Yard Setback Variance 1300 Foxwood Drive Petitioner: Dan Broughton (pictures included in packet)	3-5
b. Front & Rear Yard Setback Variance 118 Jaxon Street Petitioner: Central AR Home Builders	6-7
ADJOURNMENT	

MINUTES: BOARD OF ADJUSTMENT REGULAR MEETING
DATE AND TIME: January 13, 2025 6:00 p.m. - 6:13 p.m.
ATTENDANCE: Commissioners: Dietz, Twitty, Hall, and Chairman Oakley were present.

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

APPROVAL AND/OR CORRECTION OF MINUTES: Council Member Dietz moved, seconded by Commissioner Twitty to approve the regular meeting minutes of December 9, 2024. MOTION CARRIED.

VARIANCE(S): a. Front Yard Setback Variance 1217 Lee Mac Drive
The public hearing opened at approximately 6:02 p.m.

City Engineer Adam Whitlow explained how the petitioner measured straight off of the curb, resulting in this mistake. He confirmed he has dealt with this many times in his own career and the petitioner now understands for his future builds. He stated all four requests are basically the same, confirming this variance would not encroach into the 15' easements and there are no Fire Code violations. When Commissioner Twitty inquired, he replied that inspectors legally cannot definitively give locations. He acknowledged they will be more diligent about checking that on site, pointing out that most newly platted subdivisions will have the pins freshly marked so the builders can measure off of them. He mentioned this has not been a habitual issue here in Jacksonville, but does come up occasionally.

Commissioner Twitty recalled making the same mistake with a home he had built previously in 1986.

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

Council Member Dietz moved, seconded by Commissioner Twitty to approve front yard setbacks of 20.6' at 1217 Lee Mac Drive, 20.5' at 1221 Lee Mac Drive, and 20.7' at 1225 and 1301 Lee Mac Drive. MOTION CARRIED.

b. Front Yard Setback Variance 1221 Lee Mac Drive
Approved under item a.

c. Front Yard Setback Variance 1225 Lee Mac Drive
Approved under item a.

d. Front Yard Setback Variance 1301 Lee Mac Drive
Approved under item a.

e. Rear Yard Setback Variance 205 East Martin Street
The public hearing opened at approximately 6:06 p.m.

Engineer Whitlow stated the City received correspondence from the Home Owners Association stating they have no objections to this request. He brought up an interpretation question regarding a double frontage lot and if one would be called a rear yard setback or have two side yard setbacks. He explained the City's interpretation has been that if one is called a side setback, the other has to be called a rear yard setback, but current Code does not define it either way.

**BOARD OF ADJUSTMENT REGULAR MEETING
January 13, 2025 6:00 p.m. - 6:13 p.m.**

Commissioner Oakley advised that if they both face the roadway, he believes they should keep the 25' build line for sight purposes.

Council Member Dietz concurred that the Board should look at them on a case-by-case basis, like this one.

Engineer Whitlow confirmed they will consider the side yard setback to be on the true side of the orientation and the opposite setback will be considered a rear yard setback.

The public hearing closed at approximately 6:11 p.m.

Commissioner Hall moved, seconded by Commissioner Twitty to approve a 16' rear yard setback at 205 East Martin Street. MOTION CARRIED.

When Council Member Dietz inquired about the Code Book update, Engineer Whitlow responded that it will be a lengthy process, but has recently started.

ADJOURNMENT: Without objection, Chairman Oakley adjourned the meeting at approximately 6:13 p.m. MOTION CARRIED.

Respectfully,

Susan L. Davitt
CITY CLERK - TREASURER

CHAIRMAN Jim Oakley

DANIEL BROUGHTON
1300 FOXWOOD DR.
JACKSONVILLE, AR 72076

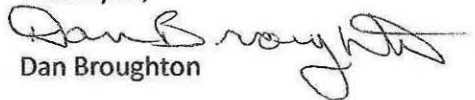
JANUARY 17, 2025

CITY OF JACKSONVILLE
ENGINEERING department
1 MUNICIPAL DRIVE
JACKSONVILLE, AR 72076

LETTER OF REQUEST

I am requesting an approval to extend my double garage front vehicle door by 6' to allow full entry of newly purchased 2024 Chevrolet Silverado. Today's newer and more modern designs are somewhat longer restricting full entry and creating a safety hazard if immediate evacuation is needed. Included are supporting photos and planned drawings.

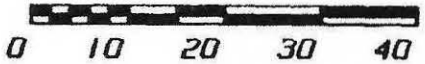
Thank you,


Dan Broughton

000003

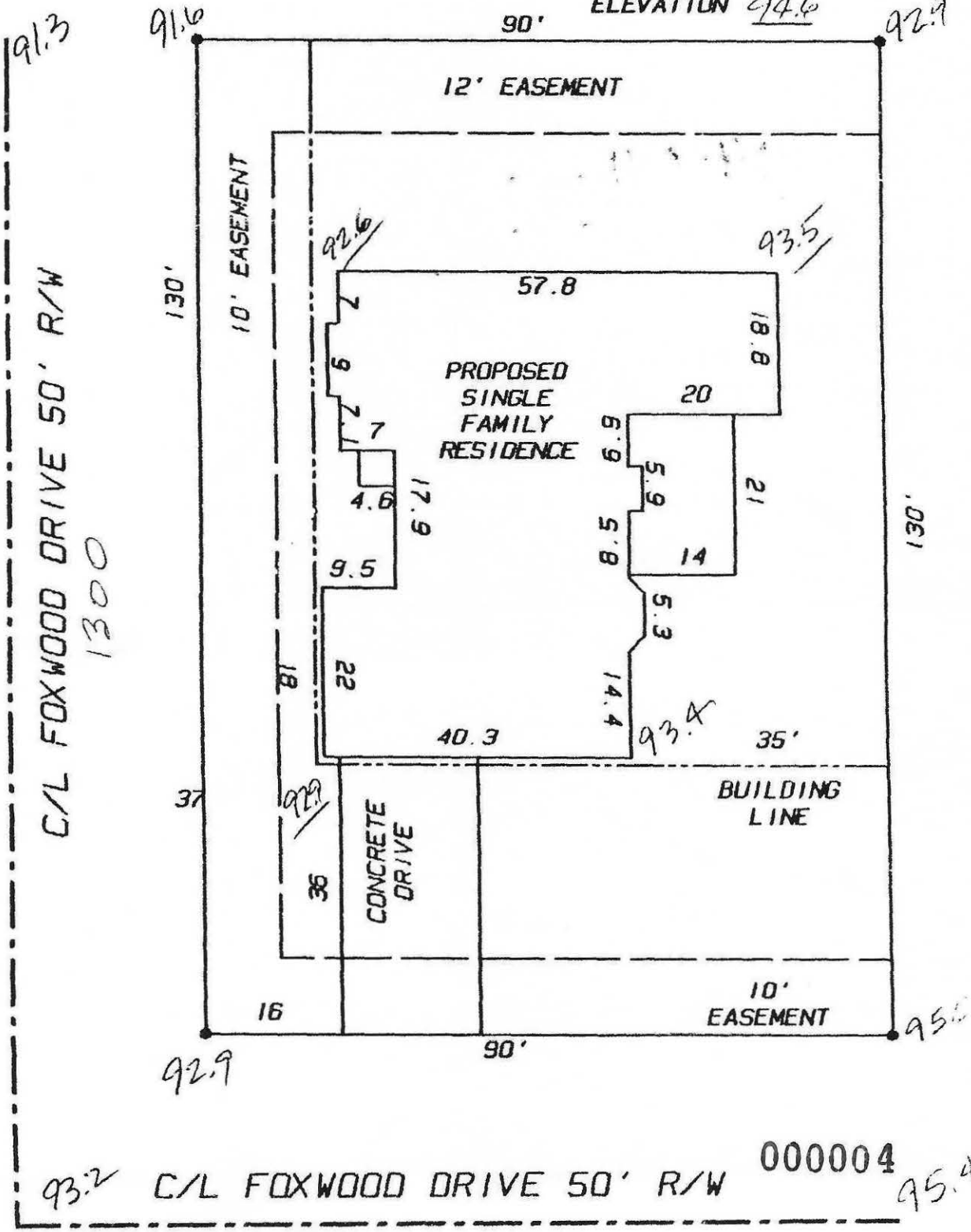


GRAPHIC SCALE



XX.X EXISTING & FINISH
GROUND ELEVATIONS

FINISH FLOOR
ELEVATION 94.6



FRONT

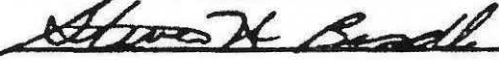
ORIGINAL
LAYOUT FILED

1300

STEVEN BEADLE SURVEYING COMPANY
312 W. Justice, Cabot, Arkansas 72023 988-4930

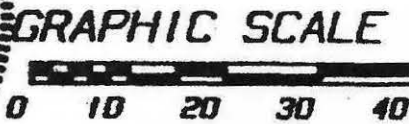
FINAL PLOT PLAN SURVEY
LOT 378
FOXWOOD SUBDIVISION, PHASE IX
TO THE CITY OF JACKSONVILLE, PULASKI COUNTY, ARKANSAS

I certify that this plot correctly represents a survey completed by me. I further certify that the herein described property is not within the 100 Year Flood Area.


Steven H. Beadle, Surveyor
Arkansas # 819

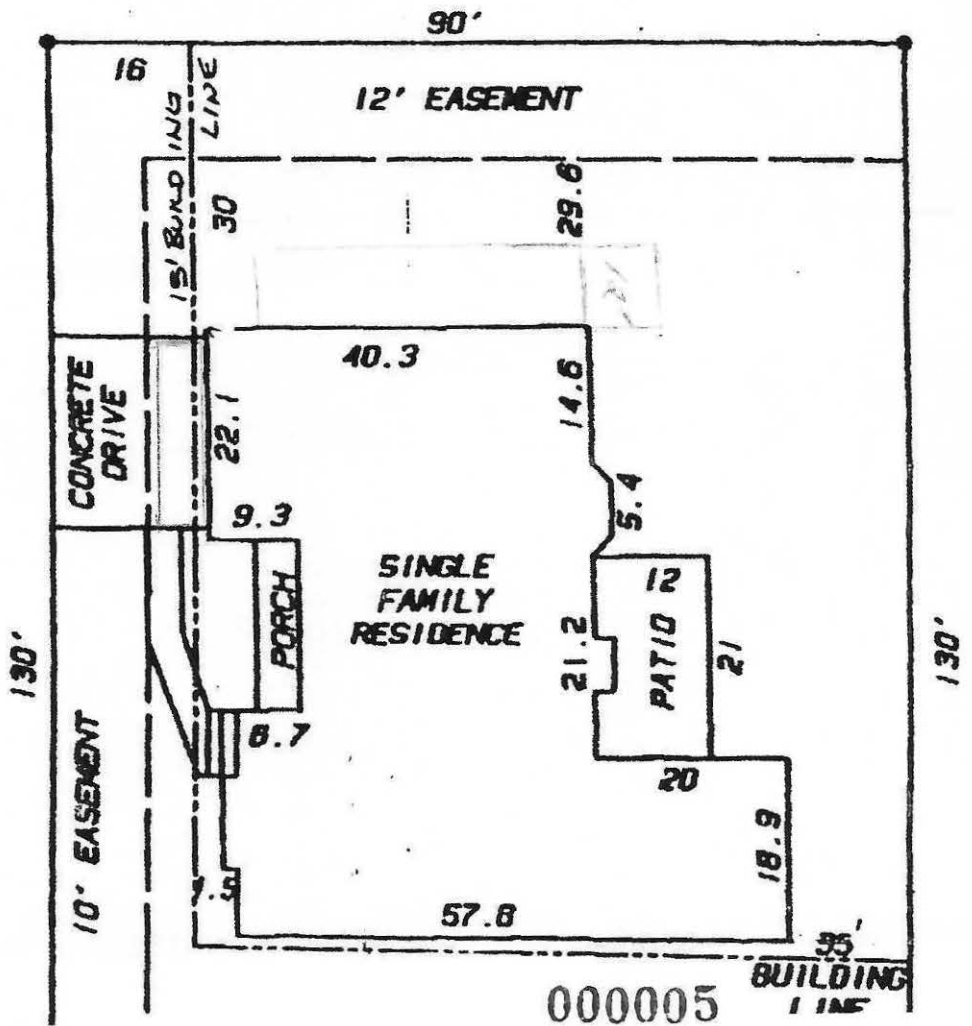
Flood Zone C
FEMA Map No. 050180 0005 D
Map Date JULY 18, 1985

Date: JULY 12, 1994
For: DANIEL JAMES BROUGHTON, JR.
SANDRA GAIL BROUGHTON
Address: 1300 Foxwood Drive
JACKSONVILLE AR.



ly, 1994
Daniel James Broughton, Jr. Sandra Gail Broughton,

C/L FOXWOOD DRIVE 50' R/W





Mylissa J. Griggs
City of Jacksonville Engineering Department
501-982-6071

To whom it may concern,

The application letter is regarding a submittal made by Nick Tucker, PS #1755, to the Jacksonville Planning Board for a front and rear setback variance of Lot 56 of Sunnyside Hills Addition Subdivision as submitted to Mylissa Griggs.

Property Address:
118 Jaxon Street
Jacksonville, AR

Tucker Land Surveying and its Client are requesting that the variance request and survey plot plan be reviewed by the board at the next meeting as scheduled.

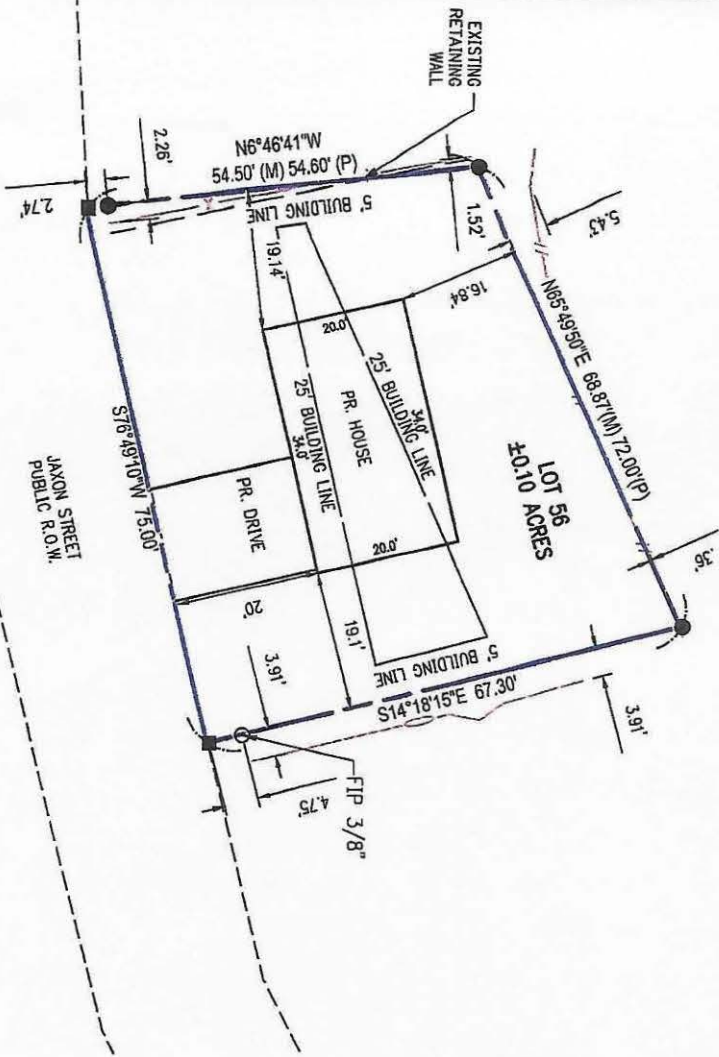
As a part of this submittal, Tucker Land Surveying, and its client, are requesting a variance for the following items as submitted to Mylissa Griggs and the Jacksonville Planning Board:

1. Front and Rear Setback Requirements: The minimum front and rear setback according to the city's zoning code is 25 feet. This lot has been vacant for quite some time now and the current owner bought the lot to improve the district with new single-family housing. This lot is not very deep and in order to build a 1360 SF house, we need the front and rear setback shortened.

Tucker Land Surveying and its Client are requesting that the variance for the front setback be reduced to 20 feet along Jaxon Street and the rear be reduced to 16.50 feet to accommodate the proposed house.

Sincerely,

Nick Tucker, PS #1755
Owner
Tucker Land Surveying
PO Box 1021
Cabot, AR 72023
501-269-7138



LEGAL DESCRIPTION

LOT 56 OF SUNNYSIDE HILLS ADDITION TO THE CITY OF JACKSONVILLE, AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK 4, PAGE 152, RECORDS OF THE CIRCUIT CLERK'S OFFICE, PULASKI COUNTY, ARKANSAS.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 051190C0376G, DATED JULY 08, 2015, BASED UPON SURVEYORS' INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.



BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 1.000202876883
 CONVERGENCE ANGLE: -2' 31" 38.30170037"
 VALUES TAKEN AT NW/C

DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- BUILDING SETBACK LINES
- EASEMENT LINES
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED IMPROVEMENTS
- SET 1/2" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF MIDARK HOUSES LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 08/08/2023

DATE OF PLAT OR MAP: 10/2/2025

NICHOLAS TUCKER, LS #1735

STATE PLAT CODE: PLATTED SUBDIVISION



PRELIMINARY PLOT PLAN
 LOT 56
 SUNNYSIDE HILLS ADDITION
 118 JAXON STREET

PREPARED FOR:
 MIDARK HOUSES LLC
 JACKSONVILLE, PULASKI COUNTY ARKANSAS



DELTA	DESCRIPTION	DATE

PROJECT NO: 24-0469
 DATE: 10/2/2025
 DRAWN BY: JAM
 APPROVE BY: N TUCKER
 SHEET NO.: 1 OF 1

P.O. Box 1021
 Cabot, Arkansas 72023
 phone: 501.269.7138
 www.Tuckersurveying.com

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