



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, January 21, 2014

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

Passed

4. Appeal Cases

VR 14-01: Wayne Dover requests a variance for placement of his "I Buy Houses" signs in Residential and Commercial locations as off-premise advertisement.

Mr. Dover states that he is requesting a variance to allow placement of a very small sign. He submitted a picture of the sign for reference. Because his sign is unique, when he referenced the code regarding signage, he could not clearly determine whether his sign is addressed. He wasn't aware that he couldn't put his sign up. He stated that Mr. Spriggs informed him that he couldn't put the sign up because it is considered an off-premise sign by code. He feels that the code regarding billboard signs most closely defines his type of sign, but his sign is unique in that it is very small. Last year, he put up less than ten signs in areas that he felt would do the most good and give him the best return. He would like to continue putting up the signs. He may decide to retire this year. He owns rental property and does most of the work on those properties himself. So, he can work on a house and fix it up with the intent of selling the property to offset his retirement. His sign is professionally made and is not hand written. People will object to hand written signs. The sign is not tall enough to obstruct the view of traffic. In the past, he has always gotten verbal permission to place his signs. He understands that he will be required to get written permission in the future. He submitted a sample approval letter for reference. He will change the verbiage in that letter if required. In the past, he has never received any complaints regarding his sign. If complaints regarding the sign become an issue, he acknowledges that something else may need to be done. He feels the sign does no harm and it helps him to hire people to do the plumbing and electrical work which helps support the local economy. These signs will not have a negative effect on the area. He is at this meeting to request a variance so that he may continue to put up his signs.

Mr. Miles requests confirmation that the variance would not allow any signs to be placed in the street right-of-way or other easements of that nature.

Mr. Spriggs confirms that Mr. Miles is correct. Also, the signs will only be permitted with approval from property owners and placement is restricted to a

maximum of ten separate locations.

Mr. Dacus inquires if a particular sign is being approved rather than the location.

Mr. Miles states that he understands the variance will not allow placement of the signs within right-of-way or easements. The signs would fall into the same category as a real estate sign that is required to be placed a certain distance from the street.

Mr. Stem requests confirmation if the purpose of the variance is to allow off-site advertising.

Mr. Spriggs confirms that Mr. Stem is correct.

Mr. Stem states that the BZA has ruled on this issue a few times in the past.

Mr. Dacus states that he considers the sign to be similar to a real estate sign in that when you list the property, permission is given to place the sign on the property.

Mr. Spriggs states that a hardship may reasonably be ascertained based upon the special situation that the applicant's sign does not fit a mode in the code and the sign is similar to a real estate sign with the exception that it is considered off-site advertising.

5. Staff Comments

6. Adjournment