



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, February 20, 2018

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-18:017

MINUTES: BZA Minutes from January 16, 2018 Meeting.

Attachments: [BZA Minutes from January 16, 2018 Meeting.pdf](#)

4. Appeal Cases

VR-17-46

VARIANCE: VR 17-46: 700 N. Caraway

Antonio Torres on behalf of owner Evone Roberts is requesting a variance for address 700 N. Caraway to waive the standard setback regulations due to an 16 x 20 ft. accessory building that has been built without the knowledge of the city regulations to close to the property line. This is located within an R-1 Single Family Density District Lot.

This was Tabled at the last meeting and they are pulling it today due to surveyor not having the survey finished.

Attachments: [Application.pdf](#)
[Residential Application.pdf](#)
[Adjoining Property Owners Notification.pdf](#)
[Planning Action Letter.pdf](#)
[Pictures of Area.pdf](#)

Legislative History

1/16/18	Board of Zoning Adjustments	Tabled
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VR-18-01

VARIANCE: VR 18-01 1406 E. Nettleton

Bret and Sara Foster of Northeast Arkansas Monument with owner Nikki Macon of Macon Real Estate, LLC is requesting a variance for address 1406 E. Nettleton to allow a non-conforming use request from Interior Design Office / Art Gallery to a second Sales Office and Showroom for existing Monument Company. This is located within as R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
[Letter from Northeast Arkansas Monument Co..pdf](#)
[Letter with Picture.pdf](#)
[Minutes from December 15, 2015 MAPC Meeting - Interior Design Business.pdf](#)
[Plat.pdf](#)
[Picture of Front of Building.pdf](#)
[Commercial Application for Change of Use.pdf](#)
[Adjoining Property Owner Notifications Signed.pdf](#)
[Adjoining Property Owner Notifications and USPS Receipts.pdf](#)
[USPS Green Cards Returned.pdf](#)
[Photos.pdf](#)

VR-18-02 VARIANCE: VR 18-02 312 S. Hunter Lane

Stan Stanton of C3, LLC is requesting a variance for address 312 S. Hunter Lane to waive the filed plat setbacks from the Street ROW of 30 ft. to reduce it down to the standard 25 ft. setback for lot 5 to take advantage of the terrain to provide a little more privacy for the back yard. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
[Filed Plat.pdf](#)
[Site Plan.pdf](#)
[Residential Application and SWAAP.pdf](#)
[House Plans.PDF](#)
[Photos of Area.pdf](#)
[Adjoining Property Owner Notifications.pdf](#)
[USPS Receipts.pdf](#)

VR-18-03 VARIANCE: VR 18-03: 415 Warner Avenue

Cesar Islas is requesting a variance for address 415 Warner Avenue to waive the front yard setback of a 6 ft. Wood Privacy Fence that is already installed. This is located within an R-2 Multi-Family Low Density District Lot.

Attachments: [Application.pdf](#)
[Letter.pdf](#)
[Photos.pdf](#)
[Residential Application.pdf](#)
[VR 18-03, Caryl Steele Email.pdf](#)

VR-18-04 VARIANCE: VR 18-04: 921 Meredith Drive, 1609, 1610 and 1613 Leanne Cove

John Easley of Associated Engineering on behalf of Steve Perry of Briarwood Estates of Jonesboro is requesting variances for address 921 Meredith Drive lot 1 from standard setback of 7.5 ft. to 7.2 ft. on rear and 6.5 ft. on front side setback on west side of building. This is located within an RS-7 Single Family Residential District. Requesting Variance for address 1613 Leanne Cove for the front yard setback that has a setback

encroachment of .05 ft. into the standard 25 ft. setback. Requesting Variance for address 1610 Leanne Cove for the front yard setback that has a setback encroachment of 10.7 ft. into the standard 25 ft. setback. There are two Single Family homes located at 1609 and 1613 Leanne Cove that are within the RM-8 Residential Multi-Family Zoning.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Adjoining Property Owner Notifications.pdf](#)
 [Aerial Photo.pdf](#)
 [USPS Receipts.pdf](#)

VR-18-05 VARIANCE: VR 18-05: 5004 Yukon Drive

Moss Fencing on behalf of Nancy Marlett request a variance for address 5004 Yukon Drive for fence that will extend into the standard front yard that is six (6) ft. in height wood fence instead of the standard four (4) foot in height and 50% open. This will extend twelve (12) ft. into the East side yard. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Layout.pdf](#)
 [Adjoining Property Owner Notifications and Signatures.pdf](#)
 [Aerial View.pdf](#)
 [SFR 17-286 5004 Yukon Drive - House.pdf](#)

VR-18-06 VARIANCE: VR 18-06: 313 S. Hunter Lane

Stan Stanton of C3, LLC is requesting a variance for address 313 S. Hunter Lane to waive the filed plat setbacks from the Street ROW of 30 ft. to reduce it down to the standard 25 ft. setback for lot 5 to take advantage of the terrain to provide a little more privacy for the back yard. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Site Plan.pdf](#)
 [USPS Receipts.pdf](#)
 [BZA Adjoining Property Owner Notification.pdf](#)
 [Pictures of Area.pdf](#)

VR-18-07 VARIANCE: VR 18-07: 221 W. Nettleton

Mike McNeese of Ridge Surveying & Consulting on behalf of owner Ileana Gomez is requesting a variance for address 221 W. Nettleton to construct a house that will set 19 ft. +/- into the standard 25 ft. rear property line setback. This is located within an R-1 Single Family Density District Lot.

Attachments: [Application.pdf](#)
 [Plot Plan.pdf](#)
 [Residential Application.pdf](#)
 [House Plans.PDF](#)
 [Pictures of Area.pdf](#)
 [Adjoining Property Owner Notifications - Signed.pdf](#)

5. Staff Comments

6. Adjournment