



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, April 17, 2018

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

#### MIN-18:038

MINUTES: BZA Minutes from March 20, 2018 Meeting

Attachments: [BZA Minutes from March 20, 2108 Meeting.pdf](#)

### 4. Appeal Cases

#### VR-18-10

VARIANCE: VR 18-10: 1200 North Floyd Street

Candice Mabry of Mabry Properties and Holdings, LLC is requesting a variance for address 1200 North Floyd Street to waive the side building setback south side and reduce from 7.5 ft. to 0.75' (9") to accommodate the existing accessory buildings. Also, the side building on the North side setback from 7.5 ft. to 6.0 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

This was on the March meeting.

Attachments: [Application.pdf](#)  
[Letter.pdf](#)  
[Minor Plat.pdf](#)  
[Application - Residential.pdf](#)  
[Overall Variance Overview.pdf](#)  
[USPS Receipts.pdf](#)  
[Adjoining Property Owner Notification.pdf](#)  
[Pictures of Location.pdf](#)

#### Legislative History

3/20/18	Board of Zoning Adjustments	Tabled
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#### VR-18-11

VARIANCE: VR 18-11: 1201 W. Country Club Terrace

Justin Willis is requesting a variance for address 1201 W. Country Club Terrace to waive the standard setback regulations of the rear / back line of 25 ft. to 18 ft. due to the addition being added on to the existing house. This is located within an R-1 Single

Family Density District Lot.

**Attachments:**    [Application.pdf](#)  
                              [Residential Application.pdf](#)  
                              [Drawings.pdf](#)  
                              [Property Owner Notifications Signed.pdf](#)  
                              [Pictures of Location.pdf](#)

**VR-18-12**

VARIANCE: VR 18-12: 401 W. Huntington

Michael Sullivan of Habitat for Humanity of Greater Jonesboro is requesting a variance for address 401 West Huntington Avenue to allow chat surface parking that is preexisting instead of a paved parking lot for the retail store. This is located within a C-1 Downtown Core Commercial District.

**Attachments:**    [Application.pdf](#)  
                              [Letter.pdf](#)  
                              [Floor Layout.pdf](#)  
                              [Site Plan.pdf](#)  
                              [Pictures of Location.pdf](#)

**VR-18-13**

VARIANCE: VR 18-13: 3734 Pebble Beach Drive

George Hamman of Civilogic on behalf of owner Herbert Chambers is requesting a variance for address 3734 Pebble Beach Drive to waive the standard side building setback of the east side reduced from 5 ft. to 4.81 ft. to accommodate the existing home. This is located within an R-1 Single Family Density District Lot.

**Attachments:**    [Application.pdf](#)  
                              [Letter.pdf](#)  
                              [Property Notifications.pdf](#)  
                              [Ridgepointe Patio Homes Plat.pdf](#)  
                              [Harmon and Chambers Replat.pdf](#)  
                              [Property Notifications.pdf](#)  
                              [Pictures of Location.pdf](#)

**5. Staff Comments**

**6. Adjournment**