



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, October 16, 2018

1:30 PM

Municipal Center

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-18:101

MINUTES: BZA Minutes from September 18, 2018

Attachments: [Minutes from BZA Meeting September 18, 2018.pdf](#)

4. Appeal Cases

VR-18-33

VARIANCE: 6011 Southwest Drive

Mark Morris of Mark Morris Construction a variance for address 6011 Southwest Drive for approval of an eight (8) ft. fence surrounding the property to separate the subdivision of Sarah's Crossing from the mini storages and the commercial lot to create a buffer between the residential and commercial property. This is located within a C-3 General Commercial District.

Attachments: [Application.pdf](#)
[Phase I Layout.pdf](#)
[Commercial Application.pdf](#)
[Variance Letter.pdf](#)
[Aerial View of Property.pdf](#)
[Aerial View of Property 2.pdf](#)
[Picture from Southwest Drive Looking Toward the Lot.pdf](#)

VR-18-34

VARIANCE: 1014 Heather Ridge Drive

Sara Alfaro is requesting a variance for address 1014 Heather Ridge Drive for approval to waive the standard building setbacks of the front setback of 20 ft. to add on to the existing garage out 20 ft. This is located within an R-3 Multi-Family High Density District.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Picture of Front of House.pdf](#)
 [Pictures of Area.pdf](#)
 [Garage Placement.pdf](#)

VR-18-35

VARIANCE: 424 N. Allis Street

Jamie and Norma Mata is requesting a variance for address 424 N. Allis Street for approval of a 6 ft. wood privacy fence that in the front yard setback. This is located within an R-3 Multi-Family High Density District.

Attachments: [Application.pdf](#)
 [Aerial and Picture of Before.pdf](#)
 [Pictures of Fence and House Remodeled.pdf](#)
 [Name.pdf](#)
 [Returned Sign Property Owners.pdf](#)
 [USPS RECEIPTS.pdf](#)

VR-18-36

VARIANCE: 203 N Hunter Lane

Trey McKee of Allscapes Lawncare on behalf of owners Kenneth and Debhora Curtwright is requesting a variance for address 203 N Hunter for approval to waive the standard back yard setback from 25 ft. for an addition on the back of the home to a setback of 15 ft. from the back property line giving a variance of 10 ft. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Residential Application.pdf](#)
 [Drawing Layout.pdf](#)
 [Layout of House.pdf](#)
 [Layout of Room.pdf](#)
 [Pictures of Location.pdf](#)
 [Plat Shows Setbacks and Utilities.pdf](#)
 [Plat.pdf](#)

VR-18-37

VARIANCE: 426 Steele Street

James Darnell is requesting a variance for address 426 Steele Street to keep an accessory building as a residential structure for someone to rent and live in since the code states that no one can live in an accessory building and be used for general rental purposes. This is located within an R-2 Multi-Family Low Density District and only supposed to have one residence on the Zoning.

Attachments: [Application.pdf](#)
[Pictures of Property.pdf](#)
[Signature for NOT IN MY BACKYARD Neighbors.pdf](#)
[Letter.pdf](#)
[Variance Objections.pdf](#)
[Dispatch Call Detail.pdf](#)
[426 Steele Police Report.pdf](#)
[Aerial View of Location 1.pdf](#)
[Date of Sale Page.pdf](#)
[Picture from Craighead County Website.pdf](#)

VR-18-39

VARIANCE: 4203 Stephanie Lane

Troy Smith is requesting a variance for address 4203 Stephanie Lane to allow parking of a camper on the street for no more than 48 hours to allow stuff to cool and bring refrigerator - freezer up to operating temperature for food safety and loading. Camper will only be parked on street along north side of property boundary of 4203 Stephanie Lane, but will not block mailbox or adjoining property. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
[Letter.pdf](#)
[Violation Letter.pdf](#)
[Location Map.pdf](#)
[Aerial View.pdf](#)
[Pictures of Location.pdf](#)
[Pictures of Trailer on Street.pdf](#)
[USPS Receipts.pdf](#)

VR-18-40

VARIANCE: 1106 E. Washington Avenue

David L. Scott is requesting a variance for address 1106 E. Washington for a metal carport to be located in the front yard setback of the 25 ft. required setback. This is located within an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
[Picture of Portable Garage.pdf](#)
[Residential Application.pdf](#)
[Drawing of Location.pdf](#)
[Signatures for the Carport.pdf](#)
[Adjoining Property Owners Signatures.pdf](#)
[Pictures of Area.pdf](#)

VR-18-41

VARIANCE: 2612 Eden Hills Lane

Mark Morris of Mark Morris Construction is requesting a variance for address 2612 Eden Hills Lane with residential foundation placed over the side setback of 1.4 ft. into the 7.5 ft.

setback on the back of the house. This is located within an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Variance Drawing of House.pdf](#)
 [Variance Drawing.pdf](#)
 [SFR 18-476 2612 EDEN HILLS LN - HOUSE.pdf](#)
 [Pictures of Area.pdf](#)

VR-18-42

VARIANCE: 1405 Hillcrest Drive

Brian Ford of Brian Ford Construction on behalf of Kaye Chrisco is requesting a variance for address 1405 Hillcrest Drive to allow the house that is being constructed that is setting 5 feet into the 30 ft. platted front setback. This is located in an R-1 Single Family Residential District.

Attachments: [Application.pdf](#)
 [Letter.pdf](#)
 [Plat.pdf](#)
 [Site Plan of House Location.pdf](#)
 [Pictures of Area.pdf](#)
 [Adjoining Property Owners Signatures.pdf](#)
 [SFR 18-320 1405 HILLCREST - HOUSE.pdf](#)

VR-18-43

VARIANCE: 2404 High Street

LRS Karmic Ventures, LLC is requesting a variance for address 2404 High Street for the minimum lot depth of the required 100 ft to be reduced to 76.44 ft. This is located in an R-2 Multi-Family Low Density District.

Attachments: [Application.pdf](#)
 [Plat.pdf](#)
 [Site Plan.pdf](#)
 [Pictures of Area.pdf](#)

5. Staff Comments

6. Adjournment