



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

---

Tuesday, June 18, 2019

1:30 PM

Municipal Center

---

### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

MIN-19:059 MINUTES: BZA Minutes from April 16, 2019 BZA Meeting.

Attachments: [Meeting Minutes from April 16, 2019.pdf](#)

### 4. Appeal Cases

VR-19-14 VARIANCE: 502 Parkview Street

Felix Cruz is requesting a variance for address 502 Parkview Street for shop building built to 20 ft tall. The building was supposed to be 14 ft. So variance is for 6 feet in height difference. This is located in R-1 Single Family Medium Density District.

Attachments: [Application.pdf](#)  
[Drawing of Building.pdf](#)  
[Plans.pdf](#)  
[Plat.pdf](#)  
[SFR 18-636 502 PARKVIEW - DETACHED GARAGE.pdf](#)  
[USPS Receipts.pdf](#)  
[Accessory Uses - Code.pdf](#)  
[Pictures of Location.pdf](#)

VR-19-16 VARIANCE: 109 E. Forrest Road

George Hamman of Civilogic on behalf of Alice Evans, Etal is requesting a variance for address 109 East Forrest Road allow both of the front setbacks to be reduced to six feet and to allow a lot width less than the prescribed fifty feet of frontage, whatever the actual surveyed dimensions are. This is located within a C-3 General Commercial District.

**Attachments:** [Application.pdf](#)  
[Letter.pdf](#)  
[VARIANCE DOCUMENTS.pdf](#)  
[Variance Plat.pdf](#)  
[Pictures.pdf](#)

**VR-19-17** VARIANCE: 509 Miller Street

Walter Jackson is requesting a variance for address 509 Miller Street to construct off street parking in front of duplex and entry doors facing adjoining property. This is located in R-3 Multi Family High Density District.

**Attachments:** [Application.pdf](#)  
[Duplex Plans.pdf](#)  
[Existing.pdf](#)  
[Proposed.pdf](#)  
[Residential Application.pdf](#)  
[Pictures.pdf](#)

**VR-19-18** VARIANCE: 2401 Heath Lane

Timothy Dalton Palmer is requesting a variance for address 2401 Heath Lane to construct an Accessory Building that is larger than the single-family residence that is on the property. This is located in an R-1 Single Family Medium Density District.

**Attachments:** [Application.pdf](#)  
[Variance Request Letter.pdf](#)  
[Layout.pdf](#)  
[Overman Building Receipt.pdf](#)  
[Residential Application.pdf](#)  
[Pictures of Building.pdf](#)

**VR-19-19** VARIANCE: 1404 Old Bridger Road

Jeremy Gibson is requesting a variance for address 1404 Old Bridger Road to build Accessory Building 17 ft tall instead of the 12 ft that is stated in the Accessory Building Code. This is located within an R-1 Single Family Medium Density District.

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

**VR-19-20** VARIANCE: 2517 Evie Lane

Josh Moss of Moss Fencing on behalf of Bryce Throckmorton is requesting a variance for address 2517 Evie Lane to extend fence and having fence over the 6 ft height limit and to place the finished side in toward the house. This is located within an R-1 Single Family Medium Density District.

**Attachments:** [Application.pdf](#)  
[Layout.pdf](#)

**VR-19-21**

VARIANCE: 2808 Fox Meadow Lane

The Learning Center of NEA, Inc. is requesting a variance for address 2808 Fox Meadow Lane from the Landscape Ordinance that require a tree island every 15 parking spaces and requesting to not provide required parking that is on the parking schedule for the Nursery School of 1 space per staff and 1 space per classroom. This is located within a C-3 General Commercial District.

**Attachments:** [Application.pdf](#)  
[Site Plan.pdf](#)

**5. Staff Comments**

**6. Adjournment**