



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, November 17, 2020

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-20:105

MINUTES: Minutes from October 20th, 2020 BZA Meeting

Attachments: [Meeting Minutes from October 20th, 2020 BZA Meeting](#)

4. Appeal Cases

VR-20-34

VARIANCE: 4712 Grissom Lane

Sherri Merriman is requesting a variance for 4712 Grissom Lane to place a 6-foot privacy fence into the front yard on Craighead Forest Road. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Letter](#)
[Drawing](#)
[Picture](#)
[Signature of Property Owner](#)
[USPS Receipt](#)
[Pictures of Area](#)

Legislative History

10/20/20	Board of Zoning Adjustments	Tabled
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VR-20-37

VARIANCE: 4800 Yukon Drive

Stephen and Megan Miller are requesting a variance for 4800 Yukon Drive to build a 6-foot fence and requesting that it go into the side front yard. This is located in an R-1 Single Family Medium Density District.

Attachments: [Application](#)
 [Plot Plan](#)
 [Plat Location](#)
 [Adjoining Property Signatures](#)
 [Picture of Area](#)
 [SFR 19-52 4800 YUKON DR - HOUSE](#)

Legislative History

10/20/20	Board of Zoning Adjustments	Tabled
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VR-20-38

VARIANCE: 309 Gilbert

Barbara Stevens is requesting a variance for 309 Gilbert to request a 5 ft. setback variance from the house to the carport that is a required 10 ft. distance and a 5 ft. into the front yard setback that is 25 ft. from Gilbert Drive to place a metal carport. This is located in an R-1 Single Family Residential District.

Attachments: [Description](#)
 [Drawing](#)
 [Signed Adjoining Property Owners](#)
 [USPS Receipts](#)

VR-20-39

VARIANCE: 1105 E. Washington

Horizon Land Surveying on behalf Rise Key, Inc. are requesting a variance for 1105 E. Washington for the lot of the required square footage of 7200 to 6648.20 square footage that is on the variance survey to place a duplex on this lot. This is located in an R-2 Multi-Family Low Density District.

Attachments: [Application](#)
 [Variance Plat](#)
 [USPS Receipts](#)
 [Aerial View](#)

VR-20-40

VARIANCE: 5404 Brody Drive

Brandon Holmes of Hammerhead Contracting is requesting a variance for 5404 Brody Drive for the lot 10 that has a 40 ft. drainage along the rear of this lot leaving only a 35 ft. buildable area and is requesting 5 ft. setback into the 25 ft. setback from Brody Drive. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Plat](#)
 [Brody Reed Estates- Elizabeth Lane-Madeline Court Added 001](#)
 [USPS Receipts](#)

VR-20-41

VARIANCE: 401 W. Huntington

Matt Clark of Innovative Investments, LLC is requesting a variance for 401 W. Huntington

for a 6 ft. fence that extends west onto 411 W. Huntington and south to about 20 ft. from W. Huntington due to applying for a liquor license. This is located in a C-1 Downtown Core Commercial District.

Attachments: [Application](#)
 [Drawing](#)
 [Letter](#)
 [Aerial View](#)

VR-20-42

VARIANCE: Wineland and Elanor Street

Chris Duch is requesting a variance on the corner of Wineland and Elanor Street that the street goes from gravel state to asphalt surface to build a home without the requirements of curb and gutter. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
 [Drawing](#)
 [Duch Site Plan](#)
 [Engineer Letter](#)
 [Pictures](#)
 [Pictures of Road](#)
 [TMS Lasers Minor Plat](#)
 [USPS Receipts](#)
 [Wineland Extension](#)

VR-20-43

VARIANCE: 5400 Emerson Lane

Stephen Sexton is requesting a variance for 5400 Emerson Lane to request that street improvements requirements for building the residential house, pool and workshop development not have to be completed due to the cost. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Email from Engineering](#)
[Letter](#)
[Residential Application](#)
[Adjoining Neighbors](#)
[Aerials](#)
[House Plans](#)
[Info on Property](#)
[Letter Returned](#)
[Location](#)
[Maple Valley Subdivision](#)
[Master Street Plan Map](#)
[Pictures of Road](#)
[Plat with Drawing](#)
[Plat](#)
[Rollings Acres Drive](#)
[Utilities](#)

VR-20-44

VARIANCE: 2760 Browns Lane

John Layman is requesting a variance for 2760 Browns Lane to request that the development not have to abide by the Traffic Access Management Policy for lot 1 of Son-Tina Browns Lane Minor Plat. The owner would like to place the proposed drive approximately 24ft from the south property line on Browns Lane. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
[Letter](#)
[Site Plan](#)
[The Shoppes at Browns Lane](#)
[USPS Receipts](#)
[Aerial View](#)

5. Staff Comments**6. Adjournment**