



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, April 16, 2024

1:30 PM

Municipal Center, 300 S. Church

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

[MIN-24:033](#)

Minutes 04/02/2024

**Attachments:** [BZA Minutes \(Special\) 04.02.2024](#)

### 4. Appeal Cases

[VR-24-07](#)

VARIANCE REQUEST: 210 E JOHNSON

Jonesboro Public Schools is requesting a variance for the total number of shrubs required by the landscaping ordinance. This site is located in the C-3 LUO, general commercial district with a limited-use overlay.

**Attachments:** [AS101 - ARCHITECTURAL SITE PLAN](#)

[C-001 - CIVIL PLAN](#)

[Signed Application](#)

[PAK MAIL 0487](#)

[Receipt for letters to adjacent owners](#)

[VR-24-13](#)

VARIANCE REQUEST: 807 S Caraway

Civil Link is requesting a variance for 17% greenspace for an existing site. The property is located within the C-3, general commercial zoning district.

**Attachments:** [2-20 Site Layout](#)

[Narrative Letter](#)

[VR-24-13 - Adjoining Neighbor Notification](#)

[VR-24-13 - Signed Application](#)

[VR-24-13 - Signed Neighbor Notification 1](#)

[VR-24-13 - Signed Neighbor Notification 2](#)

[VR-24-14](#)

VARIANCE REQUEST: 4006 Friendly Hope Road

Joe Verser is requesting a variance to construct a 2,800 sq. ft. shop/garage which is

more than 50% of the size of the primary structure. The subject property is zoned R-1.

**Attachments:**    [Application](#)  
                              [Building Plans](#)  
                              [Signed Letters](#)  
                              [Site Plan](#)

**VR-24-16**            VARIANCE REQUEST: 1654 West Matthews

Weston Wagner is requesting a variance for a driveway that has been completed for the duplex at this location. There were originally two separate driveways on the approved plans. The subject property is zoned R-2.

**Attachments:**    [Application & Narrative Letter - VR-24-16](#)  
                              [Mail Receipts - VR-24-16](#)  
                              [Pictures - VR-24-16](#)

**VR-24-18**            VARIANCE REQUEST: 4827 E Johnson Ave

Tralan Engineering is requesting a variance from the special overlay district requirements as well as the lot coverage requirements from 60% to 68%. This request is to add approximately 5,000 sq. ft. of canopy for a covered lumber storage yard. The subject property is zoned C-3 and is located in the overlay district.

**Attachments:**    [VR-24-18 - Adjoining Property Owner Notification](#)  
                              [VR-24-18 - Application \(Signed\)](#)  
                              [VR-24-18 - Certified Mail Receipts](#)  
                              [VR-24-18 - Site Plan](#)

**VR-24-19**            VARIANCE REQUEST: 1204 Dove Rd

Tralan Engineering is requesting a variance from the rear setback requirements of R-1 from 25 feet to 10 feet. This request is to build an addition onto the existing primary structure.

**Attachments:**    [VR-24-19 - Adjoining Property Owner Notification](#)  
                              [VR-24-19 - Application \(Signed\)](#)  
                              [VR-24-19 - Certified Mail Receipts](#)  
                              [VR-24-19 - Site Plan](#)

**VR-24-20**            VARIANCE REQUEST: 798 Cypress Knee Cv

Eric and Stephaine Mullins are requesting a variance from the fence code to allow them to build a fence closer to the road. The subject property is zoned R-1.

**Attachments:**    [VR-24-20 - Application \(Signed\)](#)  
                              [VR-24-20 - Mail Receipts](#)  
                              [VR-24-20 - Narrative Letter](#)  
                              [VR-24-20 - Pictures](#)  
                              [VR-24-20 - Site Plan](#)

**VR-24-21** VARIANCE REQUEST: 815 N Main St

North Main Baptist Church is requesting a variance from the overlay district requirements for a sign. The subject property is zoned R-3 and is in the overlay district.

**Attachments:** [VR-24-21 - Application \(Signed\)](#)  
[VR-24-21 - Mail Receipt](#)  
[VR-24-21 - Sign Proposal](#)  
[VR-24-21 - Site Plan](#)

**VR-24-22** VARIANCE REQUEST: 5307 Stadium Blvd

Warren Younge is requesting a variance from the overlay district sign regulations to erect a pylon LED sign. The subject property is zoned C-3 and is in the overlay district.

**Attachments:** [VR-24-22 - Adjoining Property Owner Notification](#)  
[VR-24-22 - Application \(Signed\)](#)  
[VR-24-22 - Mail Receipts](#)  
[VR-24-22 - Pictures](#)  
[VR-24-22 - Site Plan](#)

**VR-24-10** VARIANCE REQUEST: 516 GEE

Little & Associates Architects, Inc. is requesting a variance for a frontage reduction of 60% to 30%. This site is located in the commercial mixed-use district.

**Attachments:** [Signed Form](#)  
[Variance Notification](#)  
[516 Gee Street-LP-1](#)  
[516 Gee Street-SP-1](#)  
[Building Plan](#)  
[Notifications](#)  
[Old Site](#)  
[516 GEE- CODE RESOLUTIONS](#)

**Legislative History**

3/19/24	Board of Zoning Adjustments	Tabled
4/2/24	Board of Zoning Adjustments	Tabled

**5. Staff Comments****6. Adjournment**