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JONESBORO
ARKANSAS

Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, April 15, 2025 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Michael Tyer

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake Jonesboro AR

DESCRIPTION OF VARIANCE REQUESTED:

Reduce side setback on Casey Springs from 45 feet to 25 ft. this will allow for a more conventional style home & be consistent to other homes on Sloan Lake

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Matthew Williams

Printed Name of Property Adjacent Owner

3904 Casey Springs

Address

(Signature)

Date

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



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ARKANSAS

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Drake Merritt

Printed Name of Property Adjacent Owner

2076 Sloan Lake

Address

(Signature)

Date

Phone

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ARKANSAS

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VARIANCE REQUESTED BY: Michael Tyer

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake Jonesboro AR

DESCRIPTION OF VARIANCE REQUESTED:

Reduce side setback on Casey Springs from 45 feet to 25 ft. this will allow for a more conventional style home & be consistent to other homes on Sloan Lake

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John K Householder

Printed Name of Property Adjacent Owner

2079 Sloan Lake

(Signature)

Date

Address

Phone

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JONESBORO
ARKANSAS

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VARIANCE REQUESTED BY: Michael Tyler

DATE: 3/25/2025

SUBJECT PROPERTY ADDRESS: 2080 Sloan Lake

DESCRIPTION OF VARIANCE REQUESTED:

Reducing the north setback on Lot 1, Sloan Lake (2080 Sloan Lake), from 45ft to 25ft. This setback

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Justin Turner

Printed Name of Property Adjacent Owner

(Signature)

Date

2023 Casey Springs

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

TYER CONSTRUCTION INC

Tyer Construction Inc.
1067 E. Lawson Rd.
Jonesboro AR 72404
870-919-3687
Michael.tyer@gmail.com

Due to the drainage easement in the center of the lot and the 45' setback on Casey Springs Road, we are only left with approximately 20' of width for the front of the house. This 20' of house frontage would be if the house was placed at the front 25' setback line of Sloan Lake Drive. The other existing homes on the street have been built close to the front setback of Sloan Lake Drive. If we move the house toward the rear of the lot, where the buildable space widens, we will have the house moved so far back, it will be facing the rear of the house adjacent to it. This would not achieve the architectural cohesiveness desired by the developer and the other homeowners. If the 45' setback on Casey Springs Road could be reduced to the standard 25' setback, which would match the setback on Sloan Lake drive, we would have enough building frontage to achieve a similar style house as the other existing homes. The option to face the home to Casey Springs Road is unavailable due to the fact that the developer and HOA require the home to face Sloan Lake Drive. We have tried numerous house plans, which would accommodate the easement and setbacks, unsuccessfully. The curb appeal, with these options would not be preferred, per my conversations with the adjacent property owners.

Thank you for your consideration.

Michael Tyer
Tyer Construction Inc