



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, September 17, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-24:089](#) 08/20/2024 BZA Minutes

Attachments: [8.20.24 BZA Minutes](#)

4. Appeal Cases

[VR-24-46](#) Variance Request: 1512 Wofford St.

Courtney Tatum is requesting a variance from the height limitations on a fence that has already been built at over 6' tall. The subject property is located in the R-1, Single-Family Medium Density District.

Attachments: [VR-24-46 - Adjoining Property Owner Notifications \(Signed\)](#)
[VR-24-46 - Application](#)

[VR-24-47](#) Variance Request: Parcel #: 01-143271-01500 (Casey Springs Rd)

Robert & Lily Chandler are requesting a variance to reduce the required street frontage of 60 ft. to the existing lot frontage of 44 ft. The subject property is located in the R-1, Single-Family Medium Density District.

Attachments: [VR-24-47 - Adjoining Property Owner Notifications](#)
[VR-24-47 - Application \(Signed\)](#)
[VR-24-47 - Certified Mail Receipts](#)
[VR-24-47 - Narrative Letter](#)
[VR-24-47 - Site Plan & Overhead View](#)

[VR-24-48](#) Variance Request: 3219 S Caraway Rd.

Stonebridge Construction is requesting variances for the Caraway Rd. access drive to remain in place, the Parker Rd. access drive to remain in place, a reduction of the 25' landscape buffer to 15' along Caraway Rd. & Parker Rd., & to reduce the greenspace area from 40% to 34%. The subject property is located in the C-3, General Commercial District.

Attachments: [VR-24-48 - Adjoining Property Owner Notification](#)
[VR-24-48 - Application \(signed\)](#)
[VR-24-48 - Mail Receipts](#)
[VR-24-48 - Narrative Letter](#)
[VR-24-48 - Site Plan](#)

VR-24-49

Variance Request: 215 Union Ave.

Jeremy Ellis is requesting a variance for less parking from the required 88 spaces to 82 spaces. The subject property is located in the Industrial Arts District.

Attachments: [VR-24-29 - Adjoining Property Owner Notification](#)
[VR-24-49 - Application \(Signed\)](#)
[VR-24-49 - Certified Mail Receipts](#)

VR-24-50

Variance Request: 2411 & 2421 W Washington Ave.

Jeremy Ellis is requesting a variance for the required distance between street access from 300' to 274' as well as a variance to provide 100% masonry finish for the elevations of 2 new proposed buildings facing W. Washington and a wainscot masonry finish on the other 3 sides of each building. The subject property is located in the C-3, General Commercial District as well as the Overlay District.

Attachments: [VR-24-50 - Adjoining Property Owner Notification](#)
[VR-24-50 - Application \(Signed\)](#)
[VR-24-50 - Certified Mail Receipts](#)

VR-24-51

Variance Request: 3376 Moore Rd.

Caddell Construction is requesting a variance to lower the required number of new trees from 149 trees to 80 trees. The subject property is located in the I-1 LUO, Limited Industrial District in the Limited Use Overlay.

Attachments: [VR-24-51 - Adjoining Property Owner Notification](#)
[VR-24-51 - Application \(Signed\)](#)
[VR-24-51 - Certified Mail Receipts](#)
[VR-24-51 - Narrative Letter](#)
[VR-24-51 - Site Plan](#)

5. Staff Comments**6. Adjournment**