



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, August 20, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-24:077](#) Minutes July 16, 2024

Attachments: [7.16.24 BZA Minutes](#)

4. Appeal Cases

[VR-24-40](#) Variance Request: 1615 Cedar Ridge Ln

Neil Barschefski is requesting a variance from the size limitations on building a shop bigger than 50% of the size of the primary residence. The subject property is zoned R-1, Single-Family Medium Density District.

Attachments: [VR-24-40 - Adjoining Property Owner Notification \(1\)](#)

[VR-24-40 - Adjoining Property Owner Notification \(2\)](#)

[VR-24-40 - Application \(Signed\)](#)

[VR-24-40 - Narrative Letter](#)

[VR-24-40 - Site Plan](#)

[VR-24-41](#) Variance Request: 3009 Peabody Dr.

Moss Fencing is requesting a variance from the restrictions on barbed wire fencing to add 3 strands of barbed wire along the top of the fence at this location. The subject property is zoned C-3, General Commercial District.

Attachments: [VR-24-41 - Adjoining Property Owner Notification](#)

[VR-24-41 - Application \(Signed\)](#)

[VR-24-41 - Certified Mail Receipts](#)

[VR-24-41 - Site Plan](#)

[VR-24-42](#) Variance Request: 1100 Jonathan Dr

Reginald Watson is requesting a variance from the street improvement standards for Jonathan Dr. The subject property is zoned R-1, Single-Family Medium Density District.

Attachments: [VR-24-42 - Adjoining Property Owner Notification](#)
[VR-24-42 - Application \(Signed\)](#)
[VR-24-42 - Certified Mail Receipts](#)
[VR-24-42 - Narrative Letter](#)
[VR-24-42 - Site Plan](#)

VR-24-43 Variance Request: 1705 Visions Ave

Vision 2000, Inc. is requesting an approximate 29' curb cut spacing variance to create a shared access driveway apron with Tommy's Development Addition and First National Bank. The subject property is zoned C-3, General Commercial District and is located in the Overlay District.

Attachments: [VR-24-43 - Application \(Signed\)](#)
[VR-24-43 - Certified Mail Receipts](#)
[VR-24-43 - Drive Location Map](#)
[VR-24-43 - Narrative Letter](#)
[VR-24-43 - Overall Map](#)

VR-24-44 Variance Request: 1328 W Huntington Ave

Weston Wagner is requesting a variance from the requirements of the Industrial Arts District to be able to build a single-family home and increase the front setback from 15' to 30'. The subject property is located in the Industrial Arts District.

Attachments: [VR-24-44 - Application](#)
[VR-24-44 - Certified Mail Receipts](#)
[VR-24-44 - Narrative Letter](#)
[VR-24-44 - Site Plan](#)

VR-24-45 Variance Request: 3003 E Parker

White-Daters and Associates on behalf of Riverside Properties is requesting a variance to omit or substitute nine street landscaping trees along E. Parker. The subject property is located in the C-3 General Commercial District as well as the Overlay District. This was originally tabled under Variance number VR-24-37.

Attachments: [VR-24-37 - Adjoining Property Owner Notification](#)
[VR-24-37 - Application \(Signed\)](#)
[VR-24-37 - Certified Mail Receipts](#)
[VR-24-37 - Narrative Letter](#)
[VR-24-37 - Site Plan \(Updated\)](#)
[VR-24-37 - Site Plan](#)

5. Staff Comments

6. Adjournment

