



**CITY OF JONESBORO
BOARD OF ZONING ADJUSTMENT
APPLICATION REQUESTING VARIANCE &
NONCONFORMING USE CHANGE REQUESTS**

Case Number _____ BZA Deadline _____
Date Submitted 1/22/24 BZA Meeting Date 2/20/24

OWNER/APPLICANT INFORMATION

Property Owner	<u>Craig & Sarah OBnein</u>	Applicant	<u>Same</u>
Address	<u>220 Purnell - Bond, AR</u>	Address	_____
Phone	<u>870-897-4783</u>	Phone	_____
Signature	<u>Sarah OBnein</u>	Signature	_____

DESCRIPTION OF REQUESTED VARIANCE

Requesting to not have to put in a city street.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Narrative letter attached:

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Sarah O'Brien

2114 Fox Meadow Ln
Jonesboro, AR 72404
(870)897-4783
sarahobrien346@msn.com

January 20, 2024

City of Jonesboro BZA

% Planning Department
300 S Church St
Jonesboro, AR 72403

To whom it may concern,

Craig and I are requesting a variance to not have to put in a city street where our property is at 220 Purnell Ln. - Bono, AR 72416

1. In March of 2022, we purchased the property at 220 Purnell Ln in which our deed states is a part of Hank Wentworth's Minor Plat.
2. In July of 2023, we went before the council and was approved for a conditional use to put a manufactured home on our property and no one ever stated that there was no plat on file and/or we would be required to put in a city street before this could take place.
3. In October of 2023, we purchased our manufactured home which is set to be completed on February 20, 2024.
4. On October 27, 2023, the City of Jonesboro issued us a Water Meter permit (attached).
5. On November 20, 2023, the City of Jonesboro issued us an Electrical permit (attached)
6. We paid thousands of dollars to have our electric conduit ran. There was a previous water meter placed by the prior owner and we ran the piping for it - our water is already on with City Water and Light.
7. We then went to the City of Jonesboro to get the electric inspected for our temp power and that is when they asked if we had a building permit on file which we did not because we hadn't been told to get one prior.
8. We applied that day, December 20, 2023, for the building permit BLD-4419
9. We were then told that there was no plat on file for this property and we would have to have one before a building permit would be approved.

10. I called a surveyor - to see about getting it platted and he is the one that told me that the survey from our purchase of the property stated that Dale Adamson did a replat in 2016. He is also the one that told me he talked to an engineer friend and that he told him we would probably have to put in a city street first.
11. I called Monica at Planning & Zoning immediately and asked about the city street and she said she just did not see that we would be required to put in a city street. That is when I told her I could not have an I don't think situation - I needed to know for sure because I have a \$300,000.00 home to be here at the end of February and have nowhere to put it. That is when she said that she would check with Michael Morris (who is the engineer that told my surveyor this).
12. I need it noted that up until now during this entire process no one from the City told us personally that we would be required to put in a city street.
13. I got my hands on the plat from Dale Adamson, called the county assessor's office on what I needed to do to get it recorded; They told me to take it to Circuit Clerk. They told me that the City of Jonesboro would have to have their stamp of approval on it before it could be recorded.
14. I submitted the Plat PLN-4454 on January 4, 2024
15. Monica was out of the office and I called Planning to get a direct answer about the city street and they got me to Michael Morris which said we would be required to put in a city street unless we got a variance. I asked him where exactly the city street would even go and he said he had no idea that it would look weird and that I needed to get in touch with Monica about a variance.

Purnell Street is paved all the way up to almost where our driveway would be. We already plan to pave our drive-way; we propose to pave the driveway to meet the street where it's already paved. (Image 2)

We are not from Jonesboro.

Our families are not from Jonesboro.

We chose Jonesboro.

We chose to raise our family in Jonesboro.

We chose to start businesses in Jonesboro.

We have loved and defended this city.

We understand that there are rules, codes and ordinances in place and we are not demeaning the importance of those at all.

We are just also firm believers in the code of ethics and we strongly believe that the process and systems has been extremely unethical.

We would have never gone out and spent \$300,000.00 on a home knowing it may not even be a possibility for us to ever use it. We don't have the extra thousands of dollars to spend on a city street, and would greatly appreciate your acceptance of the variance.

Sincerely,

Sarah O'Brien

Sarah O'Brien

SURVEY FOR: Craig O'Brien

OF: 220 Purnell Lane Jonesboro, Arkansas

The following described lands in Craighead County, Arkansas, to-wit:

Part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 9, Township 14 North, Range 3 East, more particularly described as follows: Beginning at the Southwest corner of the NW1/4 SW1/4 said Section 9, run thence N0°53'14"E 303.00 feet to the point of beginning, run thence N89°06'00"E 359.41 feet, run thence S1°03'50"W 301.49 feet, run thence N89°17'58"E 300.00 feet, run thence N0°05'42"W 356.35 feet, run thence S88°36'01"W 130.00 feet, run thence N1°16'15"E 390.00 feet, run thence S88°36'01"W 165.63 feet, run thence S0°05'59"E 233.25 feet, run thence N89°32'38"E 52.50 feet, run thence S0°53'03"W 148.00 feet, run thence S89°06'00"W 416.00 feet, run thence S0°53'14"W 60.00 feet to the point of beginning, containing 4.17 acres, more or less, ALSO BEING DESCRIBED AS Lot 1 of Hank Wentworth's Minor Plat prepared by Dale Adamson bearing a date of May 5, 2016.

Notes:

- 1) Improvements are as shown.
- 2) Bearings shown from record plat.

Dated: February 15, 2022

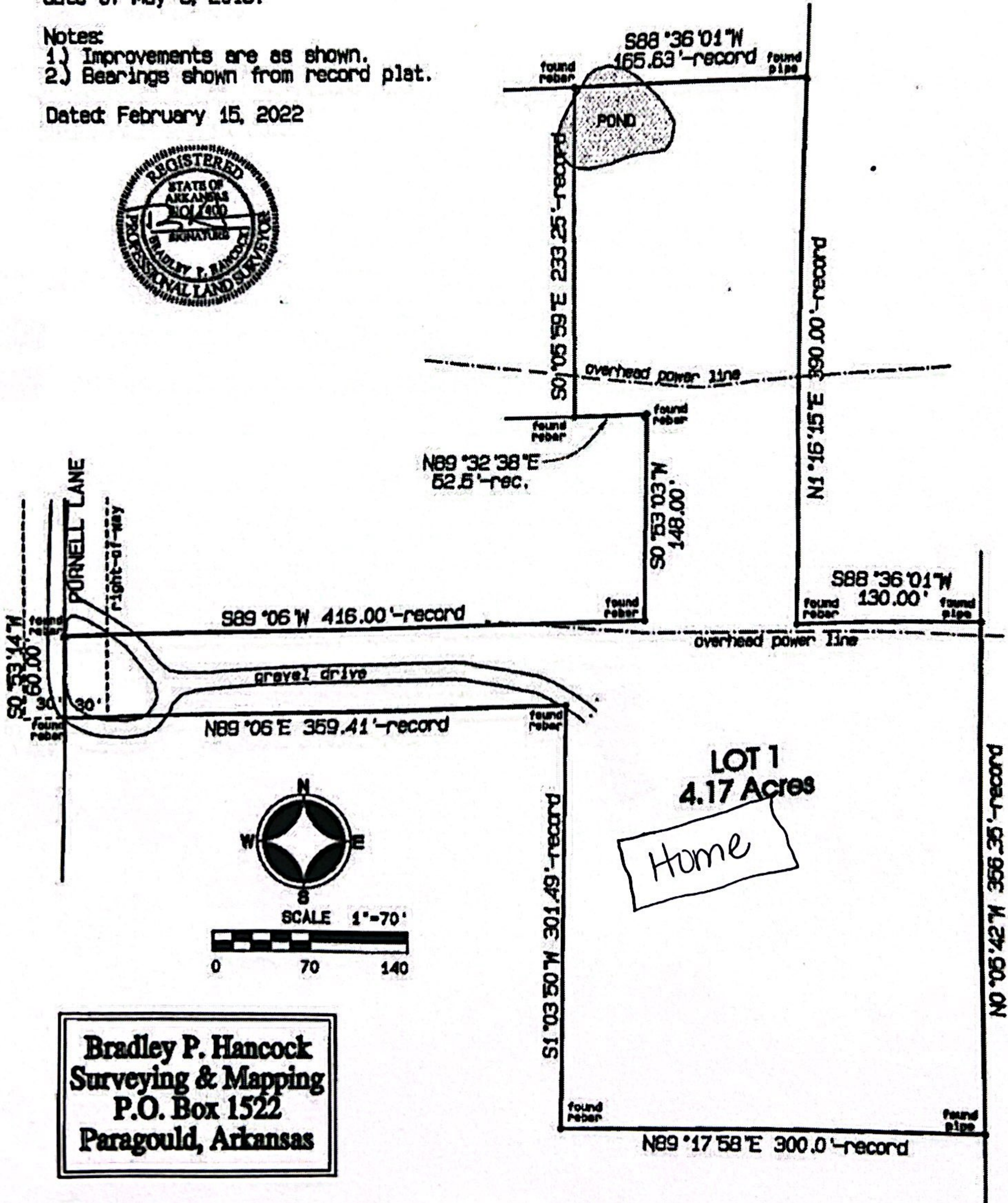


Image 1: Where home will be placed.

SURVEY FOR: Craig O'Brien

OF: 220 Purnell Lane Jonesboro, Arkansas

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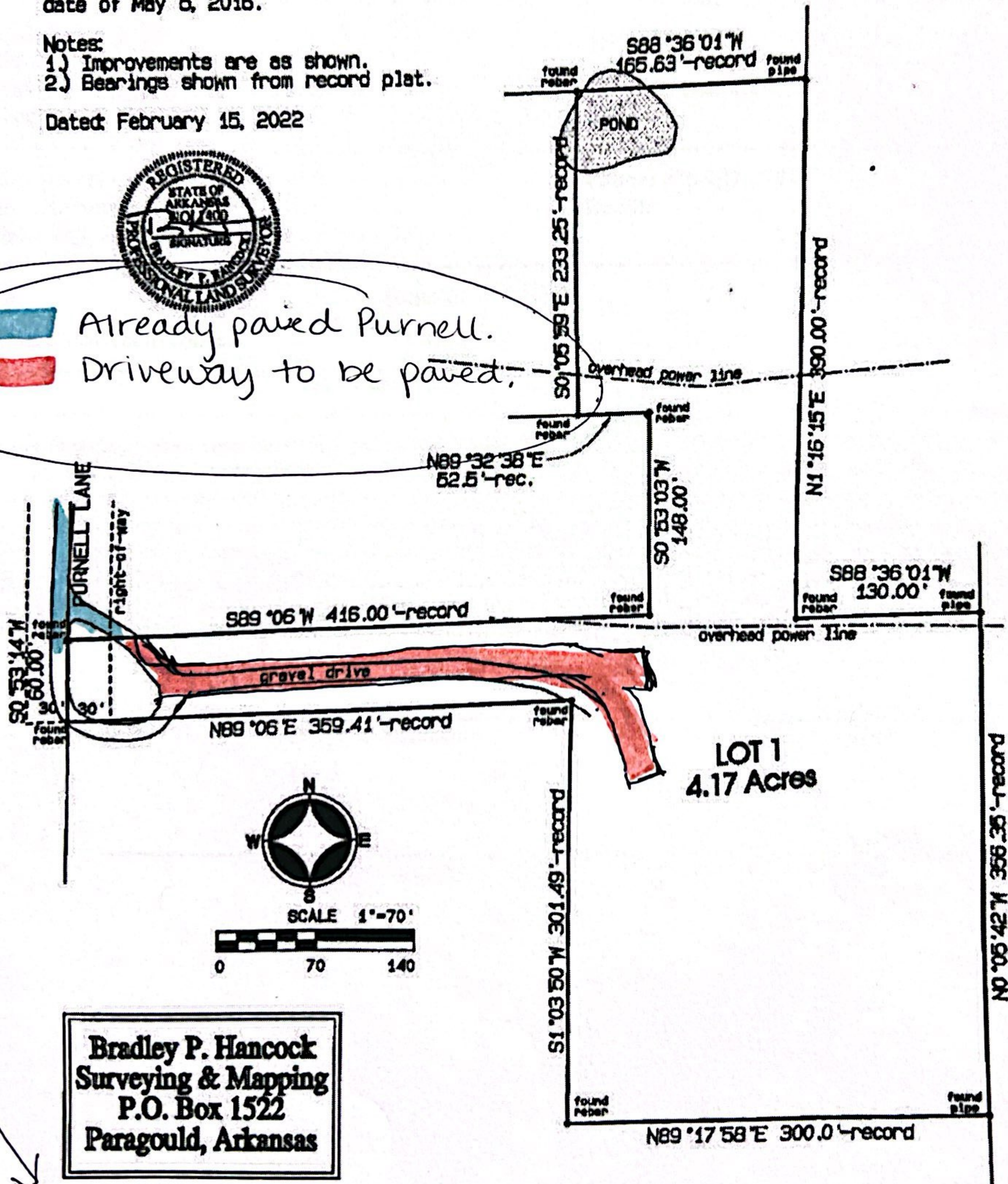
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Dated: February 15, 2022



 Already paved Purnell.
 Driveway to be paved.



Bradley P. Hancock
Surveying & Mapping
P.O. Box 1522
Paragould, Arkansas

Image 2: Proposed paved driveway.

R - Water Meter Per Permit

City of Jonesboro

300 South Church

Jonesboro, AR 72401

(870) 933-4602 (870) 932-0540

Inspection Hotline (870) 336-7103

Permit Number: 13829

Customer #:

cnct 10/30/23
3401065



Service Address: 220 Purnell

City, State, Zip: ,

Date Issued: 10/27/2023

Date Expires:

Local License #:

State License #:

Project Cost: .00

Customer Name: Craig O'Brien

Address: 220 Purnell

City, State, Zip: Jonesboro, AR 72401

Phone: 870-897-4787

Email:

Fee	Amount
Residential Water Meter Permit	\$40.00
<hr/>	
Total Fee: \$40.00	

Federal law mandates ADA compliance for public accommodations and commercial facilities. Compliance is the responsibility of the legal authority of the construction project. I do hereby release and agree to indemnify, save, and hold harmless the City of Jonesboro and its employees and City Water and Light (CWL) from any and all liability due to or arising from the temporary electrical connection or disconnection to the referenced premises. Temporary service is issued solely as a courtesy to aid in the construction. All setback requirements are the responsibility of the contractor; the inspection Department inspects the footings for code adherence. The contractor holds all responsibility to ensure these setbacks are in place. All windows will be installed according to plans and by egress code requirements (bathrooms and kitchens are exempt), with no exceptions. I have read, understand, and agree to the specific terms of this agreement.

Contractor Signature

10/27/2023

Date

Permit Technician

10/27/2023

Date

R - Electrical Reconnect Permit

City of Jonesboro

300 South Church

Jonesboro, AR 72401

(870) 933-4602 (870) 932-0540

Inspection Hotline (870) 336-7103

Permit Number: 14289

Customer #:



Service Address: 220 Purnell

City, State, Zip: ,

Date Issued: 11/20/2023

Date Expires:

Local License #:

State License #:

Project Cost: .00

Customer Name: Craig O'Brien

Address: 220 Purnell

City, State, Zip: Jonesboro, AR 72401

Phone: 870-897-4787

Email:

Fee	Amount
Residential Electrical Reconnect	\$50.00
Total Fee: \$50.00	

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Contractor Signature

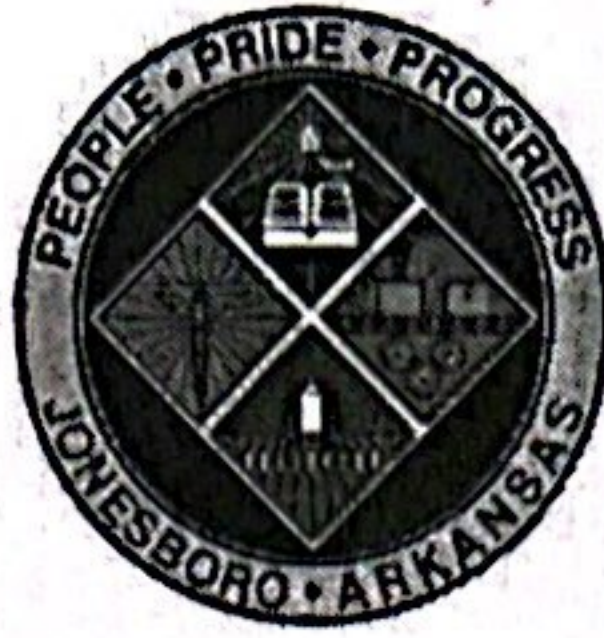
11/20/2023

Date

Permit Technician

11/20/2023

Date



CITY OF JONESBORO
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, 2/20, 2024 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: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell - Bono, AR
DESCRIPTION OF VARIANCE REQUESTED: city is wanting us to put in a city street and we are requesting not to have to do that.

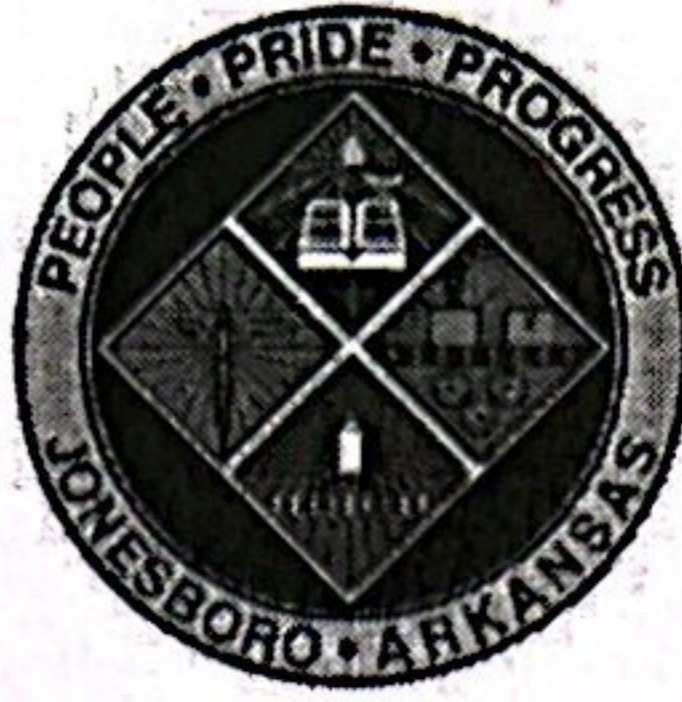
In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal,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

Lisa Bearden
Printed Name of Property Adjacent Owner
210 Purnell Ln. -
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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VARIANCE REQUESTED BY: Craig & Sarah O'Brien
DATE: 1/20/24
SUBJECT PROPERTY ADDRESS: 220 Purnell-Bono, AR
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in a city street and we are requesting not to have
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Donna Sullins
Printed Name of Property Adjacent Owner
214 Purnell Ln.
Address

(Signature) Date

Phone

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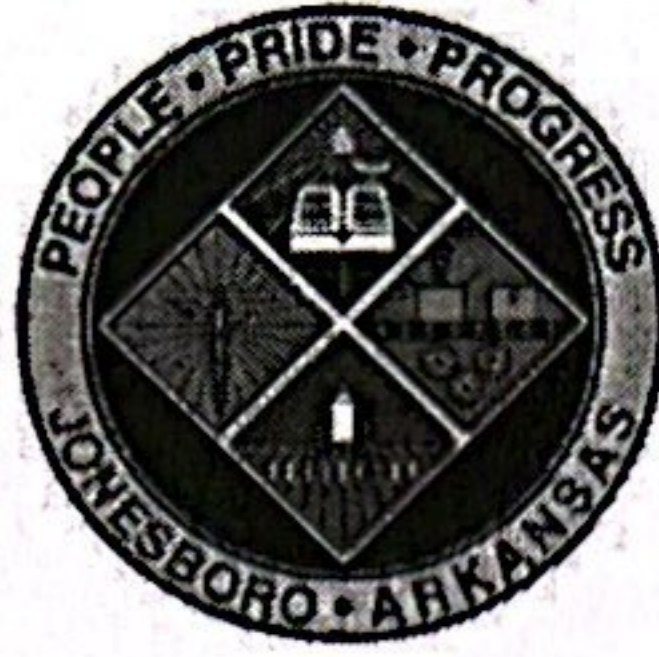
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Lois Purnell
Printed Name of Property Adjacent Owner
219 Purnell Ln.
Address

(Signature) Date

Phone

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Loyal Bratten
Printed Name of Property Adjacent Owner

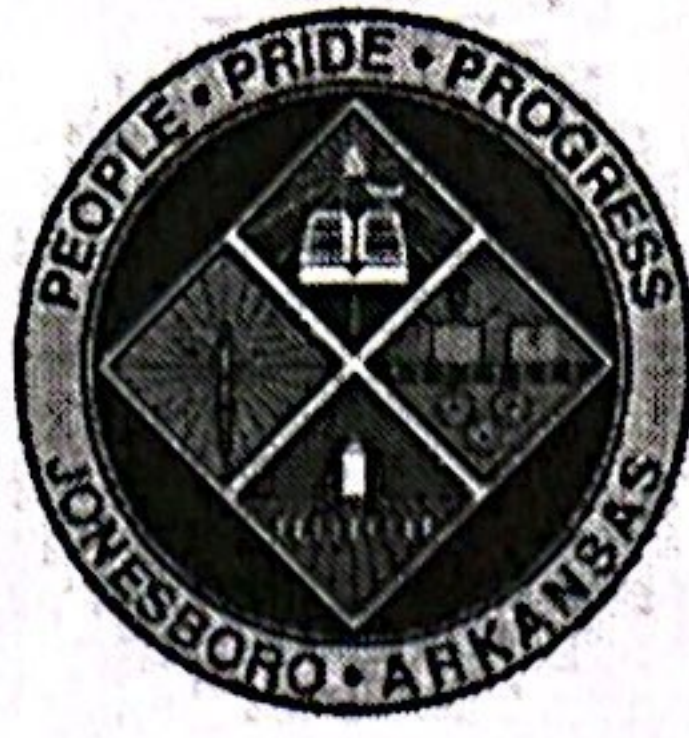
(Signature)

Date

209 Shady Ln.
Address

Phone

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Brad & Suzanne Cline
Printed Name of Property Adjacent Owner

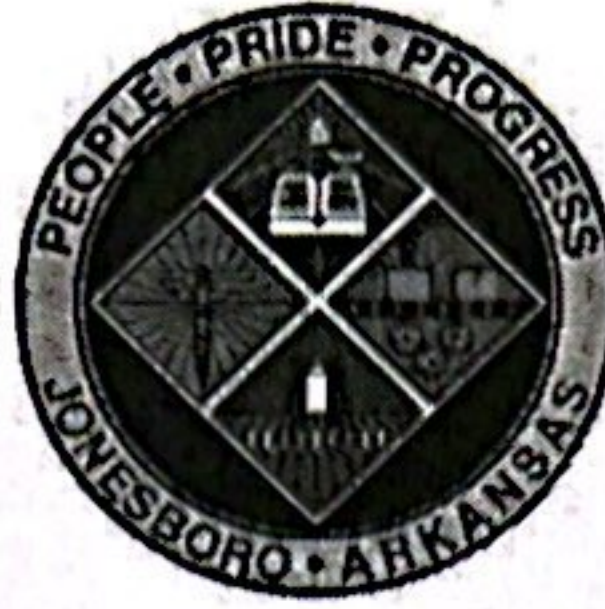
(Signature) Date

213 Shady Ln.
Address

Phone

Mailing address: 216 Shady Ln.

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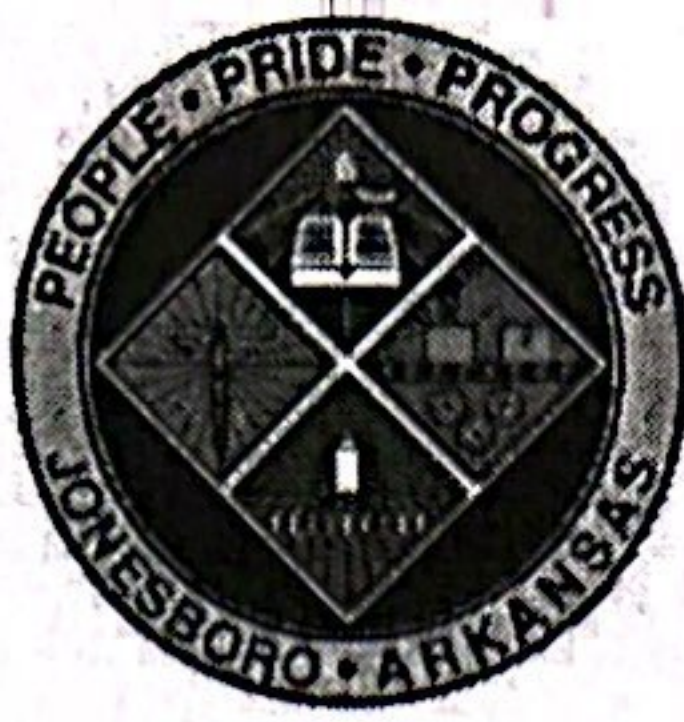
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Brooks Hall
Printed Name of Property Adjacent Owner
215 Shady Ln.
Address

(Signature) Date

Phone

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Erica Whitaker
Printed Name of Property Adjacent Owner

(Signature) Date

211 Shady Ln.
Address

Phone

Mailing address: 400 cl 729-72405

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bono, AR 72416

OFFICIAL USE

Certified Mail Fee

\$4.40

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.68

\$

Total Postage and Fees

\$5.08

Sent To

Donna Sullivan

Street and Apt. No., or PO Box No.

214 Purnell Ln.

City, State, ZIP+4®

Bono, AR 72416

0405

31

Postmark

Here

01/22/2024

9589 0710 5270 0989 9791 41

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bono, AR 72416

OFFICIAL USE

Certified Mail Fee

\$4.40

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.68

\$

Total Postage and Fees

\$5.08

Sent To

Lois Purnett

Street and Apt. No., or PO Box No.

219 Purnell Ln.

City, State, ZIP+4®

Bono, AR 72416

0405

31

Postmark
Here

01/22/2024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Bono, AR 72416

Certified Mail Fee

\$4.40

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | \$0.00 |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | \$0.00 |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | \$0.00 |
| <input type="checkbox"/> Adult Signature Required | \$ | \$0.00 |
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Postage

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Total Postage and Fees

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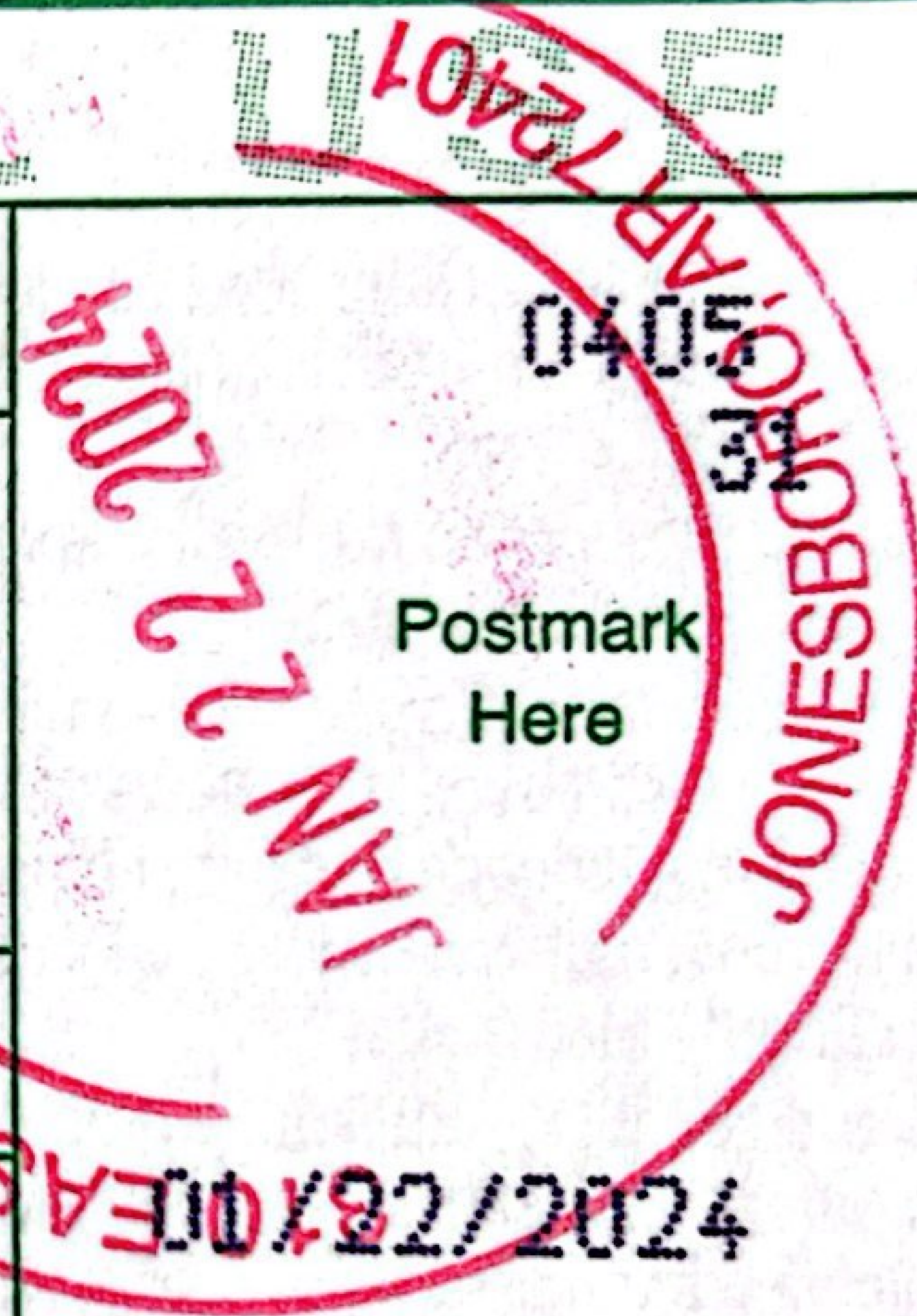
Loyal Bratten

Street and Apt. No., or PO Box No.

209 Shady Ln.

City, State, ZIP+4®

Bono, AR 72416



9589 0710 5270 0989 9791 34

9589 0710 5270 0989 9791 10

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bono, AR 72416

OFFICIAL USE

Certified Mail Fee \$4.40

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage \$0.68

\$

Total Postage and Fees

\$5.08

\$

Sent To

Lisa Bearden

Street and Apt. No., or PO Box No.

210 Purnell Ln.

City, State, ZIP+4®

Bono, AR 72416

POST OFFICE

0405

31

Postmark
Here

01/22/2024

9589 0710 5270 0989 9791 65

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee	
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0405
21

Extra Services & Fees (check box, add fee as appropriate)

\$ 30.00

\$ 40.00

\$ 40.00

\$

\$ 40.00

0068

Total Postage and Fees

45.08

Brooks ~~Flower~~

~~Street and Apt. No., or PO Box No.~~

215 Shady Ln.

City, State, ZIP+4®

Bono AL 72416

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Bono, AR 72416

USE

Certified Mail Fee

\$4.40

\$

0405

31

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postmark
Here

Postage

\$0.68

\$

Total Postage and Fees

\$5.08

Sent To

Brada Suzanne Cline

Street and Apt. No., or PO Box No.

216 Shady Ln.

City, State, ZIP+4®

Bono, AR 72416

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

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Jonesboro, AR 72405

Certified Mail Fee

\$4.40

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

\$0.00

☐ Return Receipt (electronic)

\$

\$0.00

☐ Certified Mail Restricted Delivery

\$

\$0.00

☐ Adult Signature Required

\$

\$0.00

☐ Adult Signature Restricted Delivery

\$

\$0.00

Postage

\$0.68

\$

Total Postage and Fees

\$5.08

Sent To

Erica Whitaker

Street and Apt. No., or PO Box No.

400 CR 729

City, State, ZIP+4®

Jonesboro, AR 72405

9589 0710 5270 0989 9791 72