



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Sanctuary Church of Jonesboro, Inc Applicant: Kenneth O'Connell
Address: 3119 Rook Road Address: _____
Phone: (870) 253-5433 Phone: (870) 253-9700
Email: laurenzcurtis@gmail.com Email: kdoconnell@outlook.com
Signature: [Signature] Signature: [Signature]

Description of Requested Variance:

Sanctuary Church is requesting a variance to allow the use of a chat-covered area adjacent to our existing parking lot for church events and gathering space. This area is not used for regular vehicle parking.

Circumstances Necessitating Variance Request:

This area was improved with chat to serve as an outdoor gathering space for community and church events, including an area for tents, bounce houses, etc. Installing a permanent paved surface would present an unnecessary financial burden for a non-parking use that poses no safety or environmental concern.

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 the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: _____

Narrative Letter for Zoning Variance Request

Submitted by: Sanctuary Church of Jonesboro, Inc.

To Whom It May Concern,

Sanctuary Church of Jonesboro respectfully requests a variance allowing continued use of a chat-covered area located on our property at 3119 Rook Road for limited outdoor ministry and community activities. This space, which lies near the center of our multi-acre property and is not adjacent to public roadways, has been improved with a chat surface to provide a firm and stable area for outdoor use.

Our church exists to serve the people of Jonesboro. Our mission is simple: "We are a safe haven for all people. Together, we show kindness, preach truth, and grow in God." As part of fulfilling that mission, we occasionally host outdoor cookouts, children's services, and community events such as Trunk or Treat. These activities are infrequent, only a few times each year, but are deeply impactful to our congregation and surrounding neighbors. The outdoor setting helps create a welcoming and accessible environment for guests who may not feel comfortable stepping inside a church building initially.

This space is not used as a regular parking area. Rather, the chat was installed solely to provide a more stable foundation for these occasional gatherings, as the ground in that area tends to stay soft and muddy, which limits its usability and poses a safety concern. The surface enables us to facilitate events safely without investing in costly paving for a space that is only used a few times per year. Because city zoning appears to restrict chat surfacing that might be considered "parking," we are seeking this variance out of an abundance of caution.

We have received no complaints from adjoining neighbors regarding this use, and the space is far from any road, with trees, fences, and open space shielding it from residential view. If this variance were denied, it would significantly limit our ability to hold community-oriented events that align with our mission to serve and connect with the people of Jonesboro. Further, we are beginning construction on a new facility within two years. The next phase will include concrete, paved areas for dry event spaces. Any area that is paved now will almost immediately need to be torn out when we begin construction. The current chat is a temporary solution with a permanent remedy within two years.

We respectfully ask the board to approve this variance so that we may continue to use this space to bless our community in a safe, responsible, and minimally disruptive way.

Sincerely,



Sanctuary Church of Jonesboro, Inc.

Kenneth O'Connell

(870) 253-9700