



# Zoning Appeals Process

## Application Requesting Variance & Nonconforming Use Change Requests

Owner: Jeffrey D. Madden Applicant: Jeffrey D. Madden

Address: 4009 Covington Drive Jonesboro 72404 Address: \_\_\_\_\_

Phone: 870-974-3839 Phone: \_\_\_\_\_

Email: maddenjeff@sbcglobal.net Email: \_\_\_\_\_

Signature:  Signature: \_\_\_\_\_

Description of Requested Variance:

1. Increase fence height to 7' along SW side yard.
2. Replace pickets in existing orientation with smooth side toward owner's yard on the same SW property line.

Circumstances Necessitating Variance Request:

1. Owner house is at the bottom of a hill. Most neighbors are at a higher elevation. Adjoining property has a back deck that overlooks my yard. Neighbor requested increased height for mutual privacy.
2. Original fence was built with pickets on owner's yard side. Project is to replace pickets only... not posts or 2x4's.

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: \_\_\_\_\_

*May 30, 2025*

Board of Zoning Adjustments  
City of Jonesboro

Gentlemen:

While replacing fence pickets at my residence 4009 Covington Drive in Jonesboro, my neighbors Wayne and Edna Heidleberg requested that I increase the fence height for mutual privacy. As my yard is at a lower elevation than most neighbors, a six foot fence is inadequate to provide privacy around my often used swimming pool and backyard. A previously approved variance allowed me to increase the height of the back fence up to 12 ft. I am requesting to increase the height of the SW fence to seven feet. In addition, the original fence was installed with the smooth side of the panels facing my yard. Inspecting the construction reveals that both adjoining neighbors had previously attached to this fence line. I had hoped to merely replace fence pickets in the original orientation rather than a complete reconstruction moving the smooth side to my neighbor's yard. Please consider these variance requests.

Should you require further information relating to this variance request, please advise. My contact information is as follows: 870-268-8265 Home, 870-974-3839 Mobile. Email address is [maddenjeff@sbcglobal.net](mailto:maddenjeff@sbcglobal.net).

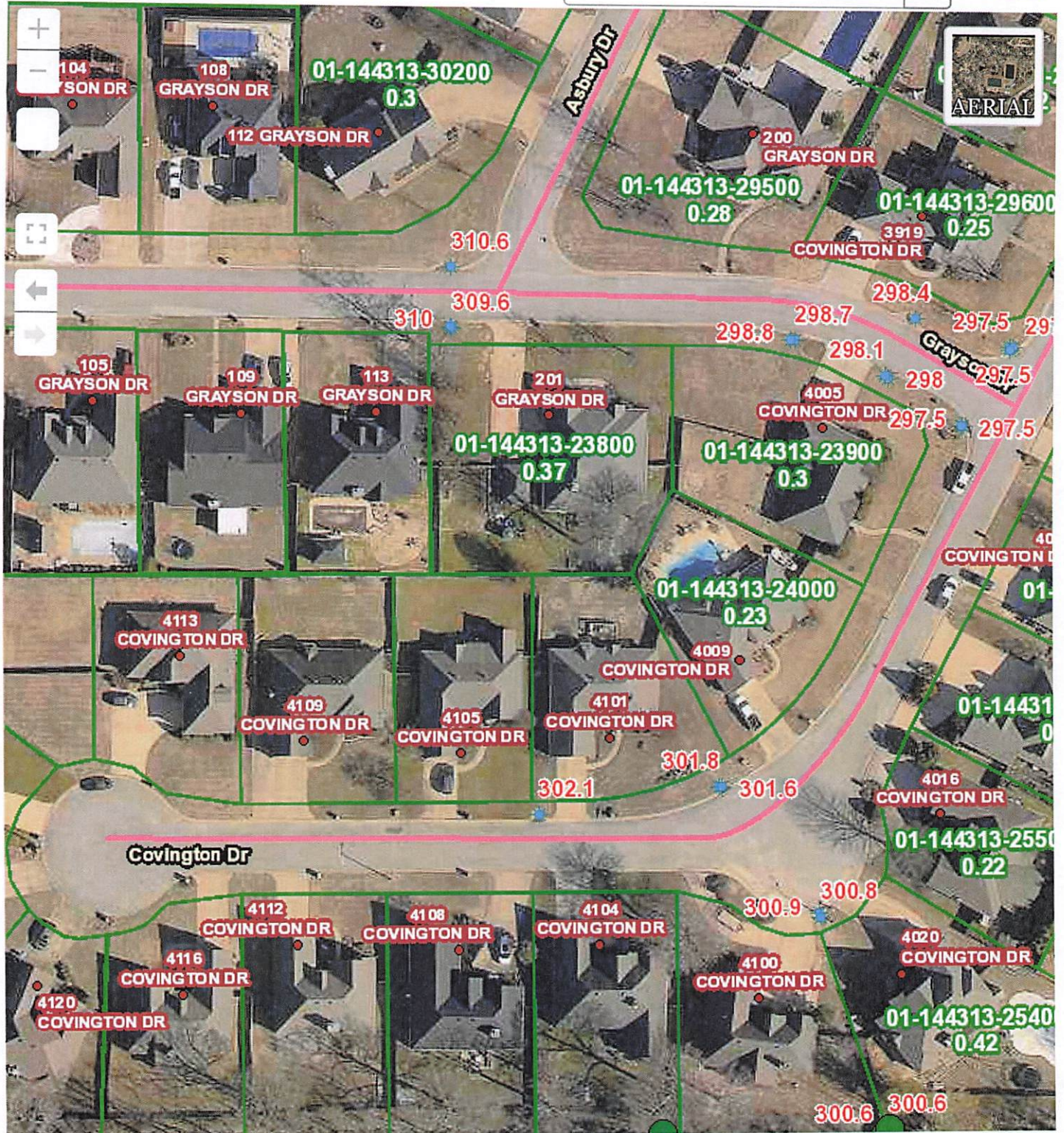
Thank you,



Jeffrey D. Madden

cc: Monica Percy, Planner









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## 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, June 17th, 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: Jeff Madden

DATE: May 30, 2025

SUBJECT PROPERTY ADDRESS: 4009 Covington Drive Jonesboro, AR 72404

### DESCRIPTION OF VARIANCE REQUESTED:

1. Increase fence height to 7' along SW side yard
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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.

John Miller

Printed Name of Property Adjacent Owner

201 Grayson Dr.

Address

John Miller 5-30-25

(Signature)

Date

870-351-5512

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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MORRIS W HEIDELBERG

Printed Name of Property Adjacent Owner

4101 Covington Drive

Address

Morris W Heidelberg

(Signature)

5-30-25

Date

(870) 926-0077

Phone

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