



JONESBORO
ARKANSAS

Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: Charles Orr Applicant: Same
Address: 1200 W Matthews Ave Address: _____
Phone: 870 271 8225 Phone: _____
Email: CHUCK0245@OUTLOOK.COM Email: _____
Signature: [Signature] Signature: _____

Description of Requested Variance:

1- Change setback off of Matthews to 50' 1B- Change
Setback off of Chestnut to 33'6" 1C- Change setback
off of Rear Property line to 10'. 2- Change first floor
ceiling height to 9'; second floor ceiling to 8'.

Circumstances Necessitating Variance Request:

1- The setback will put the front of our house
in line with surrounding properties, and center front
door with existing walkway. 2- 12' ceiling height does
not fit the style of home we are building and is
unnecessary costs.

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: _____



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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, Dec 16, 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: CHARLES ORR

DATE: 11-13-2025

SUBJECT PROPERTY ADDRESS: 1200 W Matthews Ave

DESCRIPTION OF VARIANCE REQUESTED:

Setback off Matthews 50' / Setback off Chestnut 33'6"
Setback 10' off Rear Property Line / First Floor Ceiling
Height to 9' Second to 8'.

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.

X Katelyn Junyer

Printed Name of Property Adjacent Owner

X Katelyn Junyer

Address

X Katelyn Junyer 11/13/25

(Signature)

Date

X 870 351 1049

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.

setback 10' off of rear property line

24' x 30' FUTURE GARAGE

PROPOSED HOUSE LOCATION
50' SET BACK FROM W MATT.
33.5' SET BACK FROM CHEST.
SETBACK MEASURED FROM
BACK SIDE OF CURB

RIGHT OF WAY 30' FROM CENTER OF ROAD

SIDEWALK

CURB

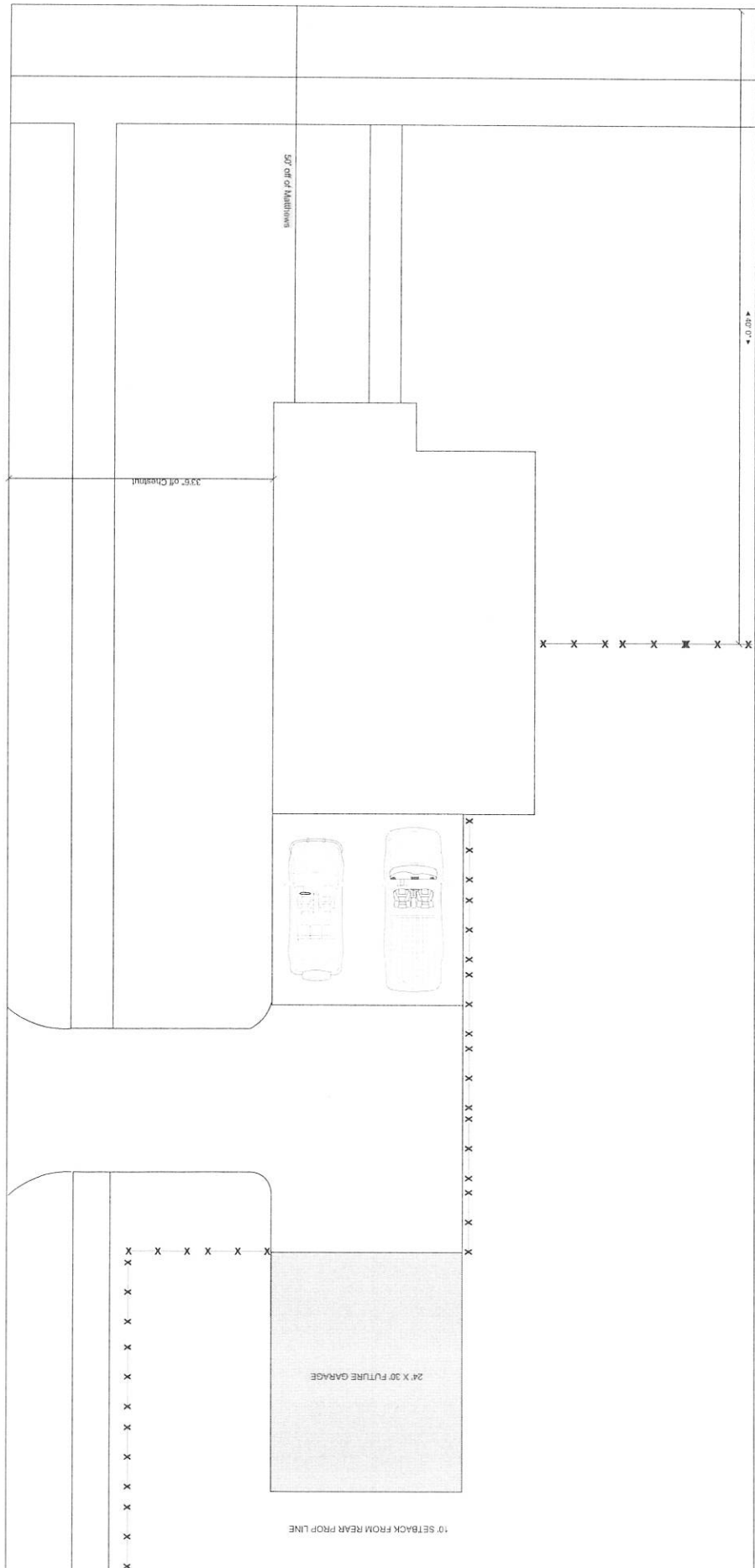
Chestnut

RIGHT OF WAY 30' FROM CENTER OF ROAD

SIDEWALK

CURB

W Matthews Ave



Bza meeting narrative letter

- 1- Setback 50' off of Matthews Ave to match the historic look of the surrounding homes.
- 2-Setback 33'5" off of Chestnut to center the front door with the existing walkway
- 3-Setback garage building 10' off of rear property line to allow enough space to backup and move cars around.
- 4-change ceiling height on bottom floor to 9' and top floor to 8' (The 12' ceiling hight does not match the style of home were building and would add unnecessary cost to heat and cool)