



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, May 17, 2022

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-22:040](#) BZA Minutes for April 12, 2022

Attachments: [April 12, 2022 BZA Minutes](#)

4. Appeal Cases

[VR-22-11](#) VARIANCE: 509 Floyd Street

Wally Orr is requesting a variance for a 55' setback on Washington Ave., a 30' setback on Floyd St., addition of 2 parking spaces on Floyd St., and reduction of first floor ceiling height to 9' and second floor ceiling height to 8'. 509 Floyd St. is zoned R-2 and located in the Neighborhood Transitional District.

Attachments: [Application](#)
[Site Plan](#)
[Corner of Walnut & Washington](#)
[Location of Proposed Parking Pad](#)
[Elevations](#)
[Floor Plan](#)
[South from Intersection](#)
[West from Intersection](#)

[VR-22-12](#) VARIANCE: 5503 Beaver Lane

Mylo Ball is requesting a variance for the reduction of the 10' accessory building setback required from all other structures. 5503 Beaver Ln. is zoned R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Narrative Letter](#)
[Site Plan](#)
[Property Owner Notifications](#)
[Permit from 2021](#)

VR-22-14 VARIANCE: 710 Morningview Drive

Lisa Gunter is requesting a variance for a 6' tall ornamental fence located in the front yard. 710 Morningview Dr. is zoned R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Certified Letters](#)
[Site Plan](#)

VR-22-15 VARIANCE: 1238 S. Main Street

Bill Carwell is requesting a variance for a 6' tall privacy fence to enclose property along S. Church St. 1238 S. Main St. is zoned R-2 and located in the Neighborhood Transitional District.

Attachments: [Application](#)
[Certified Letters](#)
[Site Plan](#)

VR-22-16 VARIANCE: 4621 Judes Park

Tamara La'Joy is requesting a variance for a 8' tall privacy fence along the rear property line of 4621 Judes Park. This property is zoned R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Certified Letters](#)
[Site Plan](#)

VR-22-17 VARIANCE: 3005 Pinewood Circle

Greg Smith is requesting a variance for a 8' tall privacy fence at 3005 Pinewood Circle, R-1, Single-Family Medium Density District.

Attachments: [Application](#)
[Site Plan](#)
[Notification Letters Signed](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-22:040

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

BZA Minutes for April 12, 2022



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Board of Zoning Adjustments

Tuesday, April 19, 2022

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

Present 5 - Doug Gilmore;Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

3. Approval of Minutes

[MIN-22:032](#)

MINUTES: BZA March 15th

Attachments: [March 15th Minutes](#)

A motion was made by Casey Caples, seconded by Rick Miles, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

4. Appeal Cases

[VR-22-09](#)

VARIANCE: 816 East Parker Road

Kimley-Horn and Associates, Inc. is requesting a Variance to allow the existing drainage channel to remain open at 816 E. Parker Rd. This property is zoned C-3, General Commercial District.

Attachments: [Application](#)
[Variance Letter](#)
[Site Plan](#)
[Notifications](#)
[Grading Plan](#)
[Construction Plans](#)

Chair Gilmore turned it over to City Planning Director, Derrel Smith.

STAFF: Derrel Smith addressed Chris of Kimley-Horn & Associates. He said after review, the request from the Storm Water Ordinance, and would need to go through the Stormwater Board, not the Board of Zoning Adjustments. This board can assist in getting the matter on the schedule for the Stormwater Board, but the BZA has no authority in this case.

APPLICANT: Chris apologizes for the misunderstanding.

STAFF: Derrel Smith said after this meeting, a call will be made to get Chris a contact through the Engineering Department to get into that cycle to take the matter before the Storm Water Board. They will have final say and the matter will not need to be heard again by the BZA. Any drainage or stormwater matters must go through the Stormwater Board.

APPLICANT: Chris stated he must have misunderstood based on instructions from Craig (Light in Engineering). He would greatly appreciate help getting the matter before that board, as they are pressed for time to go out to bid soon and move the project forward.

STAFF: Derrel Smith said they will get contact information for Chris this afternoon. BZA is unable to take any action on the matter.

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 509 Floyd Street

Wally Orr is requesting a variance for a 55' setback on Washington Ave., a 30' setback on Floyd St., addition of 2 parking spaces on Floyd St. , and reduction of first floor ceiling height to 9' and second floor ceiling height to 8'. 509 Floyd St. is zoned R-2 and located in the Neighborhood Transitional District.



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

Case Number _____ BZA Deadline _____
Date Submitted _____ BZA Meeting Date 4-19-2022

OWNER/APPLICANT INFORMATION

Property Owner	<u>Wally Orr</u>	Applicant	<u>Same</u>
Address	<u>509 Floyd St</u>	Address	_____
Phone	<u>870-219-5257</u>	Phone	_____
Signature	<u>[Signature]</u>	Signature	_____

DESCRIPTION OF REQUESTED VARIANCE

- 1A - CHANGE Setback OFF OF Washington TO 55'.
- 1B - CHANGE Setback OFF OF Floyd TO 30'.
- 2 - ADD PARKING SP FOR 2 CARS ON SIDE OF FLOYD ST.
- 3 - First Floor Ceiling height TO 9', Second Floor Ceiling TO 8'
- * 1+2 AS SHOWN ON SITE PLAN - ATTACHED

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

- 1 - THIS LOT HAS SEVERAL MATURE TREES THAT WOULD EITHER HAVE TO BE REMOVED OR RISK DAMAGE WITHOUT THIS VARIANCE. THESE OLD TREES ARE BEAUTIFUL AND ARE A BENEFIT TO THE NEIGHBORHOOD.
- 3 - 12' CEILING HEIGHT DOES NOT FIT THE STYLE OF HOME WE INTEND TO BUILD AND IS UNNECESSARY / COST PROHIBITIVE.
- 2 - THIS WILL PREVENT STREET PARKING AND LAWN PARKING. THERE ARE MANY OTHER PROPERTIES IN THIS DISTRICT THAT CURRENTLY HAVE GENERAL SUBMITTAL INFORMATION THE TYPE OF PARKING.

- 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.



**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, April 19, 2022 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: Wally Orr
DATE: 3-16-2022
SUBJECT PROPERTY ADDRESS: 509 S. FLOYD, Jonesboro
DESCRIPTION OF VARIANCE REQUESTED:
Setback off Washington Ave to 55'
Setback off Floyd to 30'
1st Floor Ceilings Height to 10'
ADD PARKING FOR 2 CARS on FLOYD.

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.

Terry and Sherry McLaughlin
Printed Name of Property Adjacent Owner

Terry McLaughlin
Sherry McLaughlin 3/16/2022
(Signature) Date

525 Floyd St. Jonesboro AR 72401
Address

8709263794
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.

LOT DIMENSIONS= 108.70' WIDE X 208.3' DEEP

HICKORY

HICKORY

CHAT DRIVE 10'W X 77'L

DETACHED GARAGE 15X20

MARTHA'S BUILDING

SEWER

LIGHT POLE

GUY WIRE

HICKORY

PRETTY ORNAMENTAL

BACK PORCH

FRONT PORCH

OAK

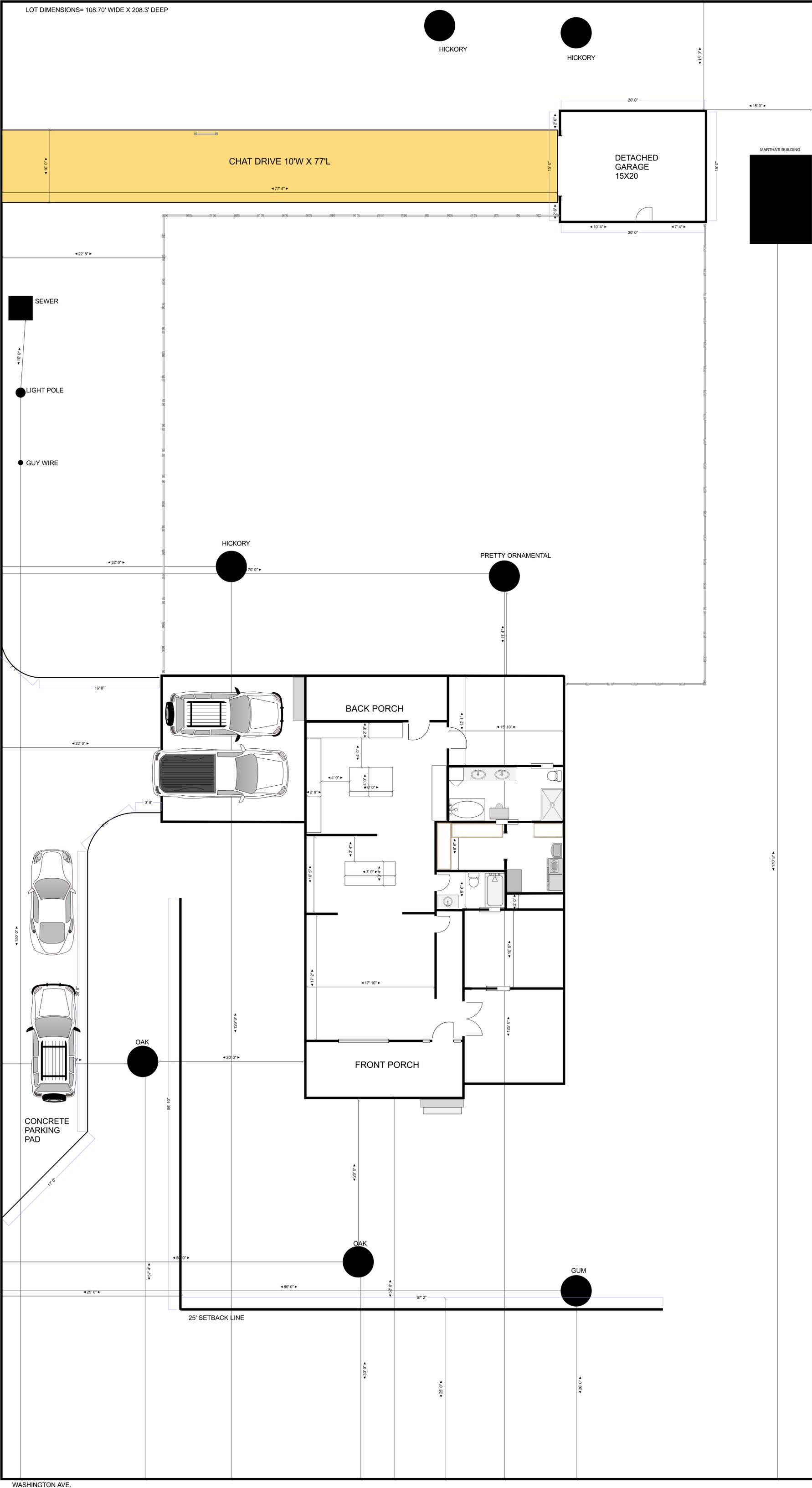
OAK

GUM

25' SETBACK LINE

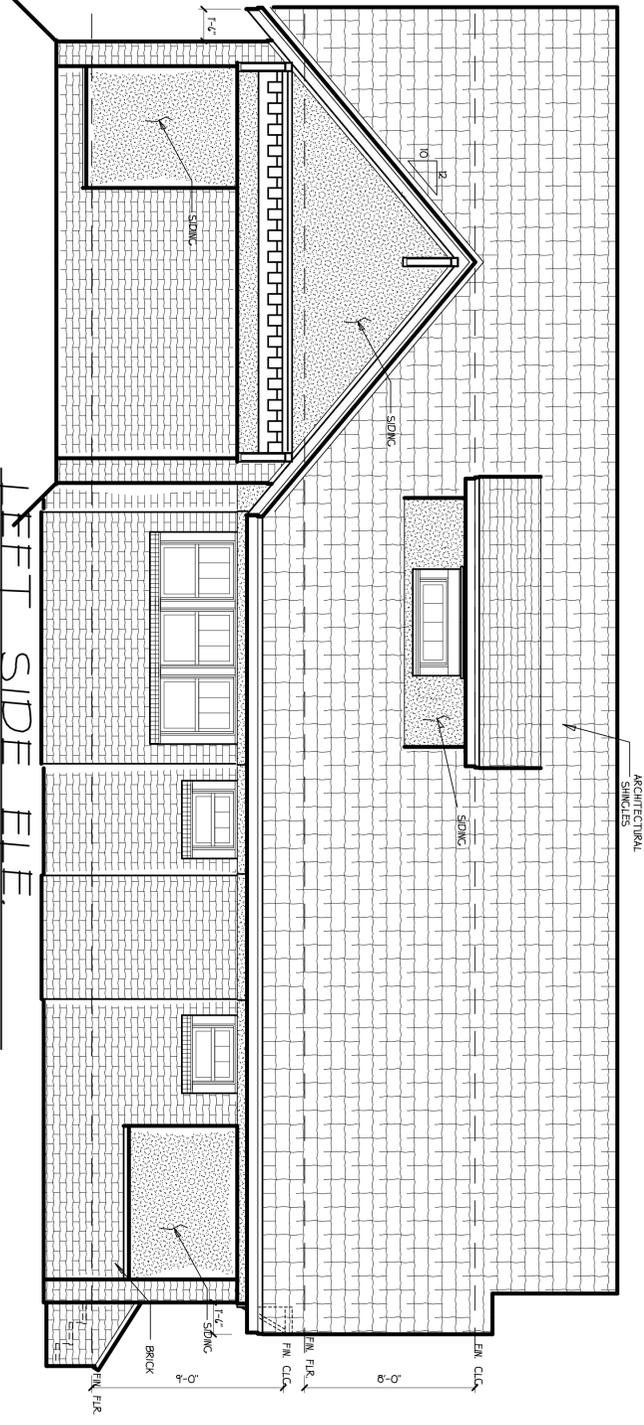
FLOYD ST

WASHINGTON AVE.

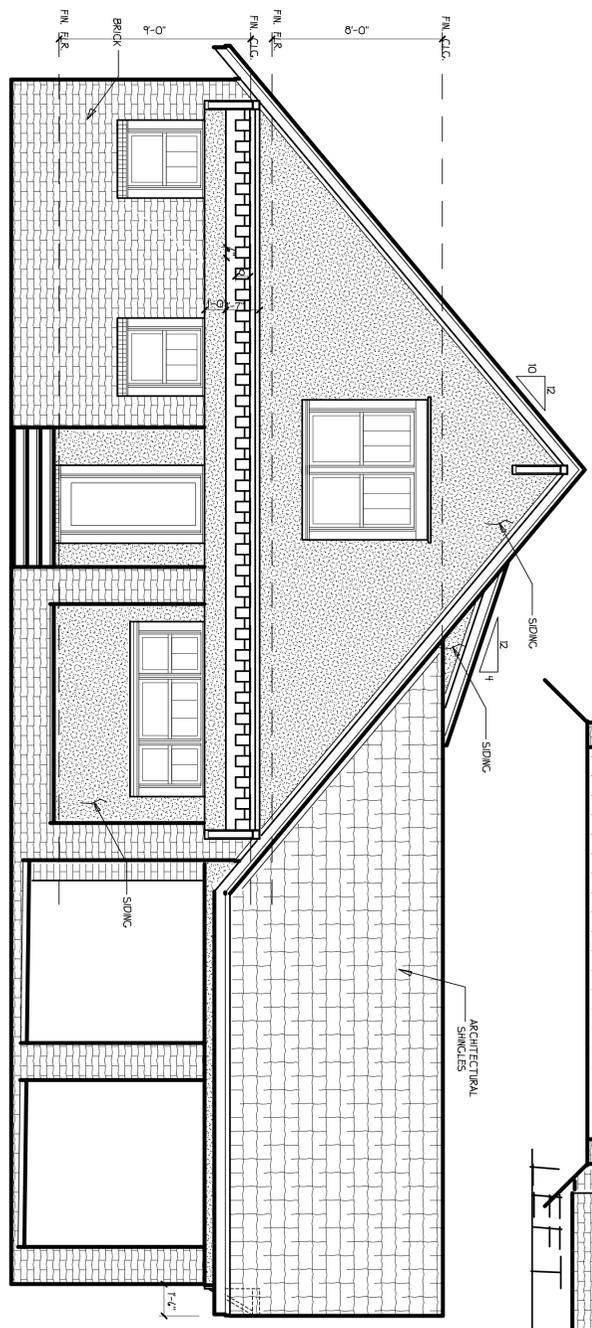




location of proposed parking pad



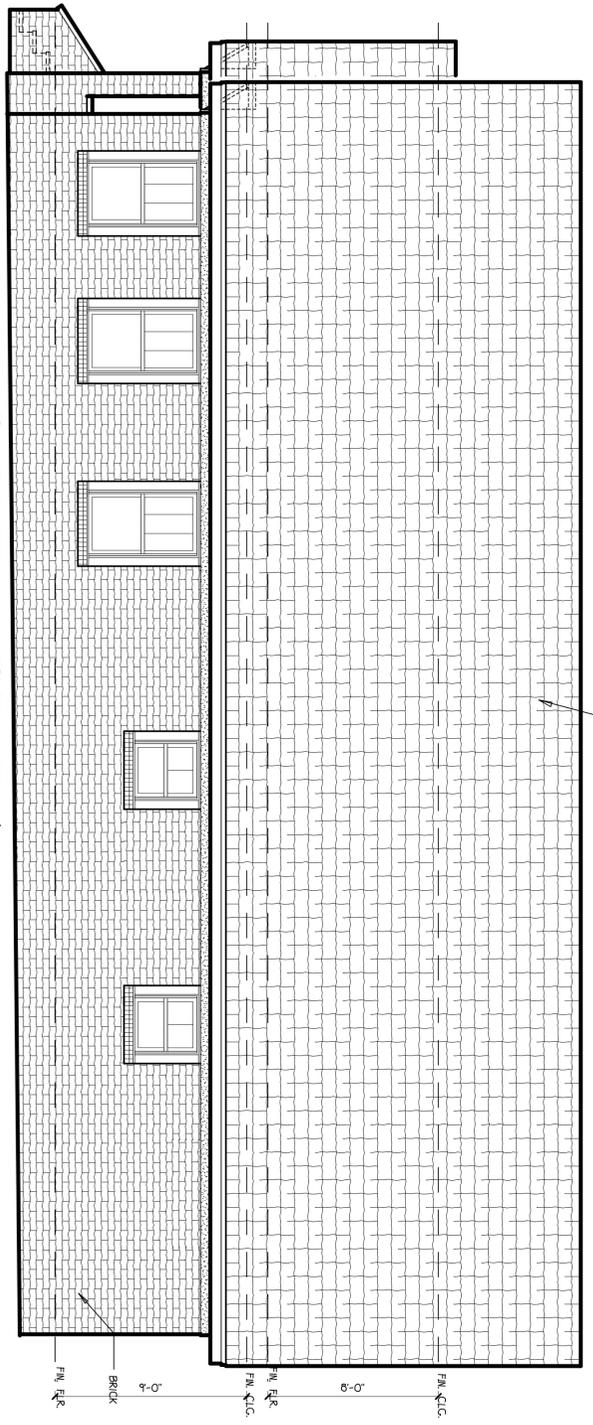
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	BY
2/3/22	

PROJECT: 21075 ORR
 Artistic Designer Solutions, Inc
 P.O. BOX 1841 Jonesboro Ar. 72403 870-935-9700

DRAWN: Dan Mathx
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB NO.:
 SHEET A-1 OF SHEETS

GENERAL NOTES:

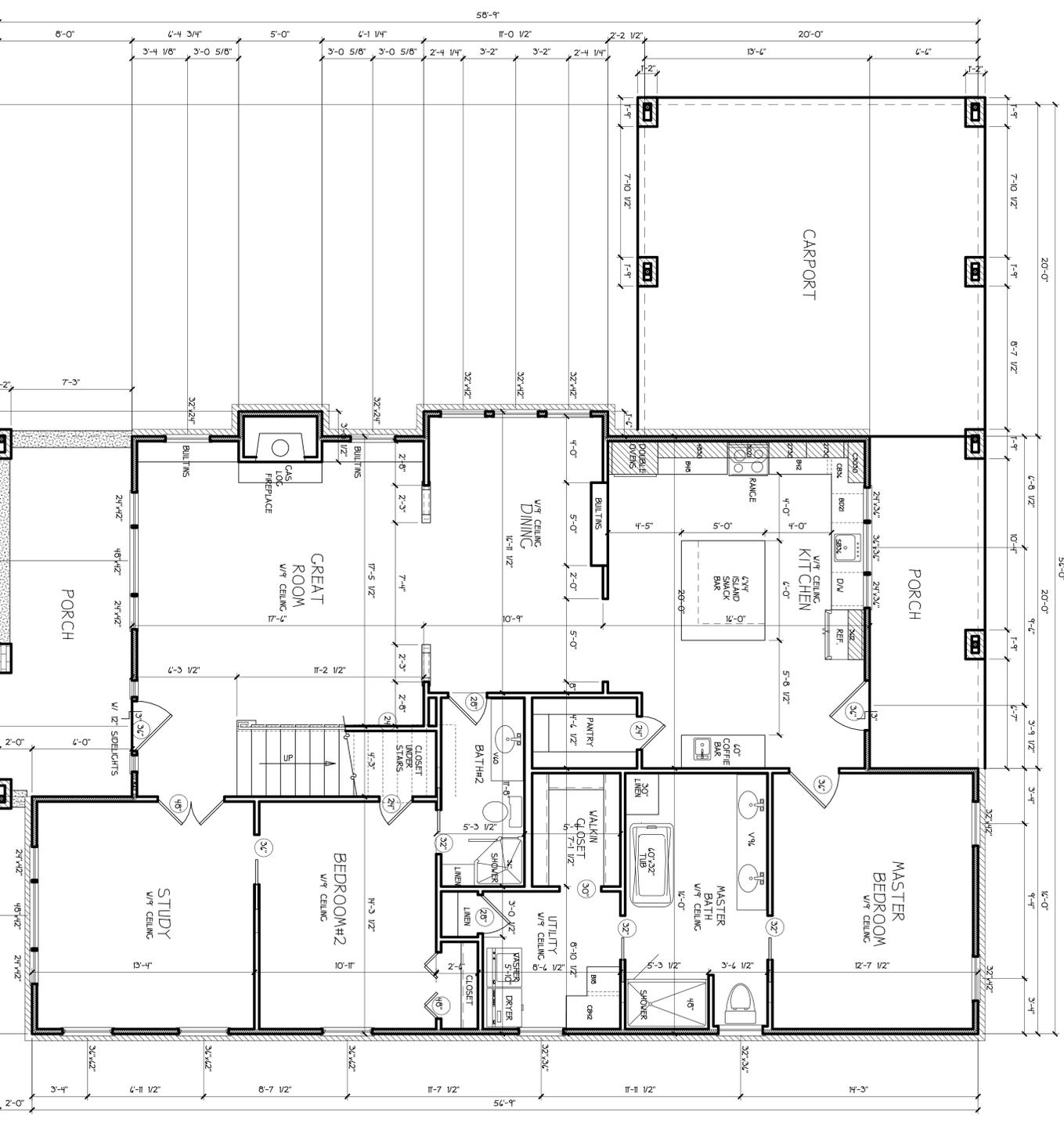
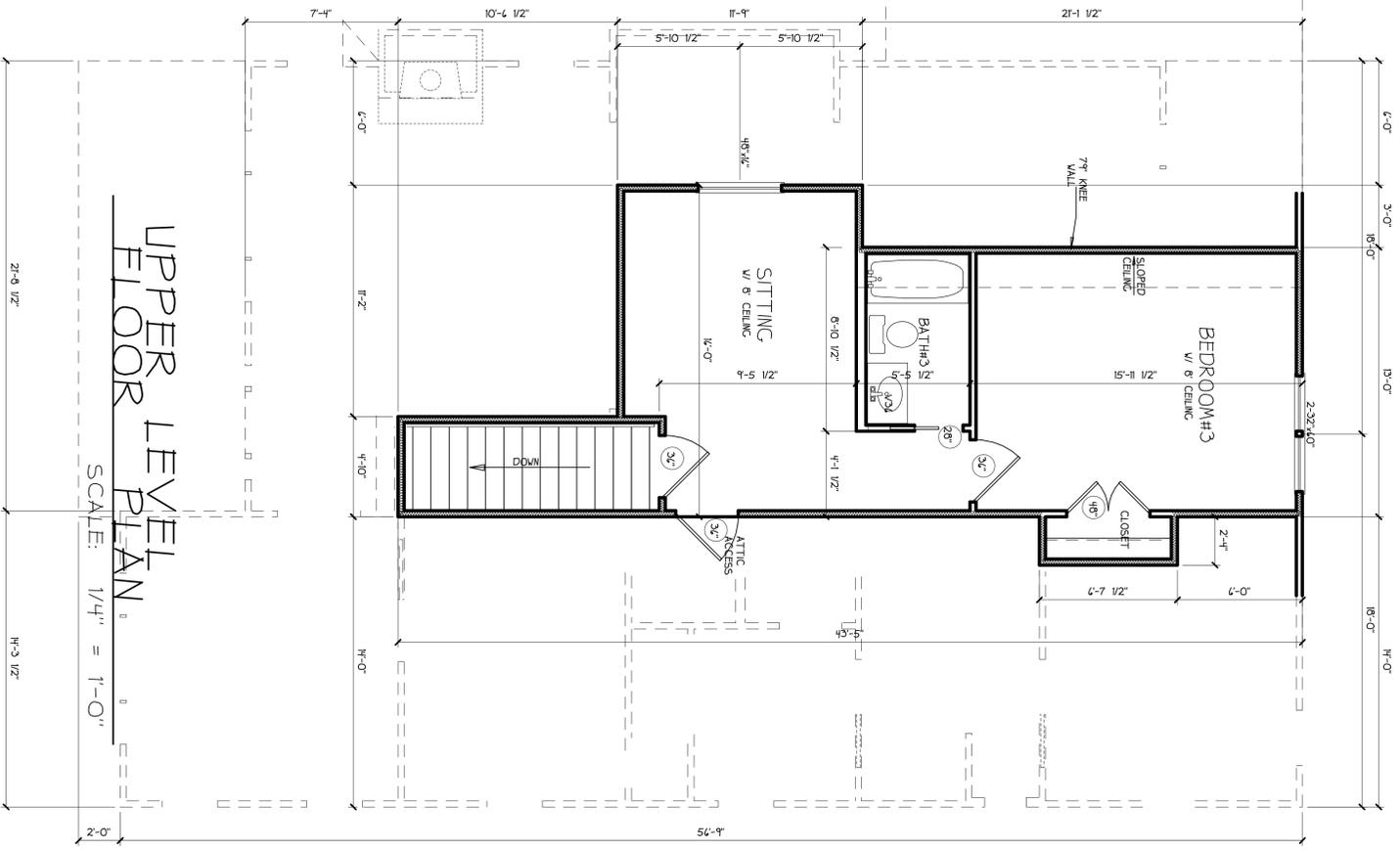
- All dimensions are to face of stud unless otherwise noted.
- All angles are 45 degrees unless otherwise noted.
- Contractor to verify all dimensions at construction site.
- Contractor is responsible for compliance with all local building codes.
- Builder to provide concrete footings shall extend below frostline depth, verify depth determined by local soil conditions and acceptable practices.
- Contractor to use electrical system to meet local code requirements.
- Contractor to use heating and cooling loads on floor load codes.
- Provide continuous 2" eave vent for attic ventilation.
- Exterior openings, valleys and other areas specified on plans to have an approved flashing.
- Exterior corners of structure to be braced with 7/16" OSB.

GENERAL FRAMING NOTES:

- All framing to be 1 1/2" o.c. unless otherwise noted.
- Roof decking to be 7/16" OSB.
- All lumber in contact with concrete or masonry shall be pressure treated.
- Anchor bolts shall be 1/2" x 8" @ 10' o.c. and within 12" from the end of sills and corners.
- Provide min. of 2 bolts per sill embedded 5' 1/2" in footing.
- Provide rodent and insect proofing where all plumbing wiring and vents pass through plates on per code.
- Provide continuous 2" eave vent for attic ventilation.
- Exterior openings, valleys and other areas specified on plans to have an approved flashing.
- Exterior corners of structure to be braced with 7/16" OSB.

PREFABRICATED WOOD TRUSSES:

- Trusses connected with light gage metal plates shall be 1/2" thick.
- Truss Plate Institute (TPI) approved in accordance with the TPI design manual.
- Shop drawings shall be submitted to contractor for approval on each truss design. Each truss shop drawing shall include design loads and spacing from the manufacturer. The contractor shall verify the truss state in which the structure is built. Roof trusses shall have "X" bracing shall be of 2x4s. Roof truss "X" bracing shall be of 2x4s.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

18,474 sq ft heated main fl. outside brk.
4,771 sq ft heated vestibules.
2,335 total heated
2,100 total under roof main fl.

DRAWN: Dan Matix
DATE: AS NOTED
SCALE: AS NOTED
JOB NO.:
SHEET

PROJECT:
21075 ORR

Artistic Designer Solutions, Inc
P.O. BOX 1841 Jonesboro Ar. 72403 870-935-9700

REVISIONS	BY
11/5/21	
2/3/22	

A-2
OF SHEETS



SOUTH VIEW FROM WASHINGTON / FLOYD INTERSECTION



West view from corner of Floyd & Washington

WEST VIEW FROM CORNER OF WASHINGTON/FLOYD INTERSECTION



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 5503 Beaver Lane

Mylo Ball is requesting a variance for the reduction of the 10' accessory building setback required from all other structures. 5503 Beaver Ln. is zoned R-1, Single-Family Medium Density District.



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

Case Number VR22-12 BZA Deadline 4/25/22
Date Submitted 04/12/22 BZA Meeting Date 5/17/22

OWNER/APPLICANT INFORMATION

Property Owner Myle Ball Applicant Myle Ball
Address 5503 Beaver Lane Address 5503 Beaver Lane
Phone 870-530-6608 Phone 870-530-6608
Signature Myle Ball Signature Myle Ball

DESCRIPTION OF REQUESTED VARIANCE

Requesting a variance/exception on the 10 ft. boundary for accessory structure from principal structure.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

(Permit # 2021-003431, Issued on 08/20/21)

After getting my permit in August of last year I had my concrete laid for my building. The concrete was laid within the same plans as the permit. Since then I had to issue for a new permit since my other had expired. The square footage stayed the same on my new permit but was told I need to be 10 feet from my principle structure. I would have stayed the 10 feet boundary if the first permit said so, however my concrete has already been laid & the building has been ordered.

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.

Mylo Ball

5503 Beaver Lane

Jonesboro, AR 72404

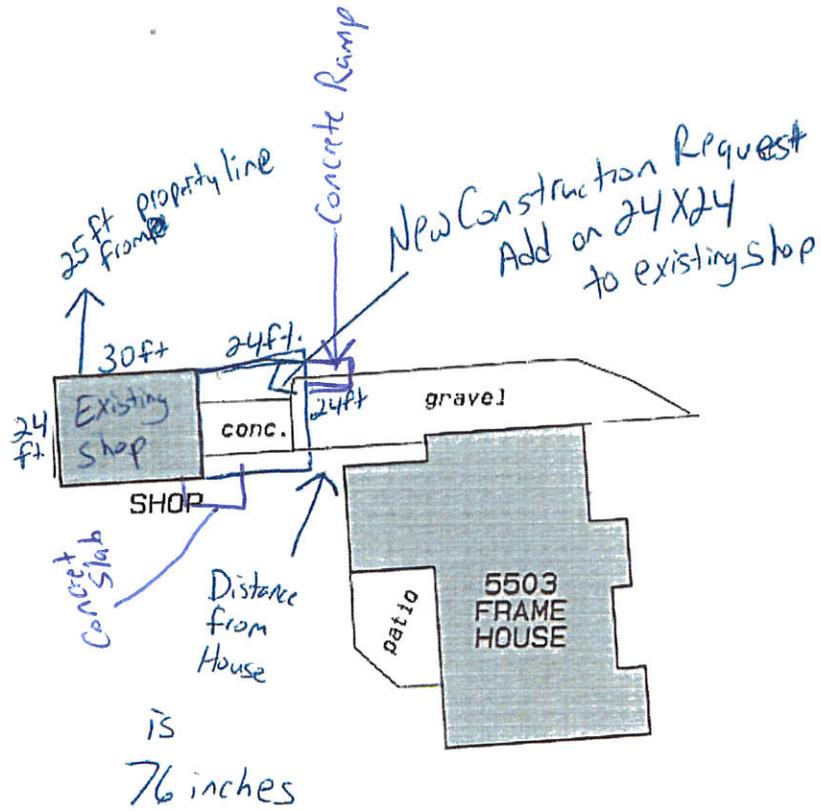
(Attached)
↑

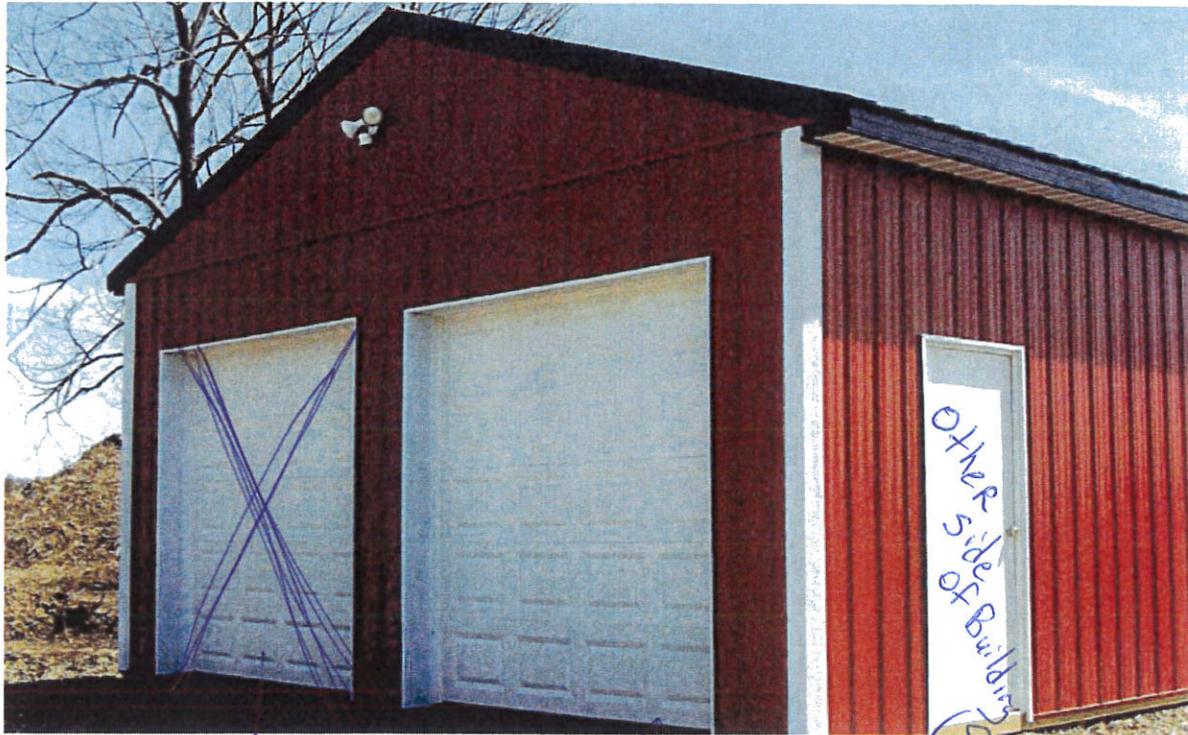
Requesting a Variance/Exception for the 10-foot boundary zone. Previous permit (permit# 2021-0003431) that was granted to me back in August of 2021 did not show the 10-foot boundary zone, therefore during the permits timing I had concrete laid within the boundaries of plans in the permit. Since then, I have not been able to get the structure built within the permit's timeframe. I applied for a new permit last month for the structure to be built with the square footage staying the same. While applying for the new permit I was told that it needed to be 10 feet or more from my principal dwelling. I would have abided to the rule if I had known on the first permit but did lay the concrete less than 10 feet. I would like to get a variance on this since my concrete has already been laid if possible. Please let me know if you have any questions on this my phone # 870-530-6608



Name of Applicant

Mylo Ball





↓
NO DOOR
ON THIS
SIDE

↑
Just one Door
HERE

Other
Side
of Building
(Southside)

Shop will be facing East
toward Road





**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

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TUESDAY, _____, 20__ AT 1:30 P.M.

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VARIANCE REQUESTED BY: Mylo Ball
DATE: 04/12/22
SUBJECT PROPERTY ADDRESS: 5503 Beaver Lane Jonesboro, AR 72404
DESCRIPTION OF VARIANCE REQUESTED: Requesting a variance/exception on the 10 ft. boundary for accessory structure from principle structure

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.

Leigh Ann Walton
Printed Name of Property Adjacent Owner

Leigh Ann Walton 4/19/22
(Signature) Date

5511 Beaver Lane
Address
Jonesboro, AR 72404

870-243-7902
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.



**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

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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: Myle Ball
DATE: 04/12/22
SUBJECT PROPERTY ADDRESS: 5503 Beaver Lane Jonesboro, AR 72404
DESCRIPTION OF VARIANCE REQUESTED: Requesting a variance/exception on the 10 ft. boundary for accessory structure from principle structure

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.

Harold W. Wilson Harold W. Wilson 04/17/22
Printed Name of Property Adjacent Owner (Signature) Date
1005 Country Manor Cir. 870 - 897 - 4650
Address 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.



Permit #: 2021-0003431

Customer #: 22684

City of Jonesboro
Office of Inspections
300 South Church Jonesboro AR 72401
(870)933-4602 (870)932-0540
Inspection Hotline (870)336-7103

Residential Alteration Permit

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 Inspections 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.

Date Issued: 8/20/2021

Date Expires:

(180 Days from date issued; up to one year conditionally)

Service Address:

5503 Beaver Lane

Jonesboro, AR

Customer Name:

Mylo Ball
5503 Beaver Lane
Jonesboro, AR

Local License #:

State License #:

Balance Due: \$126.75

Project Cost: \$19630.00

Katie Hellums

Permit Technician

Contractor Signature

SPR 21-581



APPLICATION FOR RESIDENTIAL BUILDING & ZONING PERMIT APPLICATION		
Planning & Zoning, 300 S. Church Street, Jonesboro, AR 72403 – (870) 932-0406, fax (870) 336-3036 www.jonesboro.org		
(OFFICE USE ONLY) PERMIT NO. ISSUED:		DATE:
Property Information		Parcel No. (if known) 01-134082-06300
Address: 5503 Beaver Lane	City: Jonesboro	72404
Zoning Classification: R-1		
Please describe proposed use: Residential use & storage in detached building		
Applicant's Name (All Correspondence will be returned to this individual): Mylo Ball		
Address: 5503 Beaver Lane		
City: Jonesboro	State: AR	ZIP Code: 72404
Phone: 870-530-6608	Email Address: Mylo.Ball@fcmidsouth.com	
Arkansas Contractor License #:	Privilege #:	
Owner's Name: (If Same, Input Same) Same		
Address:		
City:	State:	ZIP Code:
Phone:	Email Address:	
One (1) Copy of Site Plan: Yes / No (Please circle)	One (1) Set of Construction Documents: Yes / No (Please circle)	
One (1) Copy of SWPPP: Yes / No (Please circle)	Code Review Included: Yes / No (Please circle)	
Type of Construction: Addition to Detach Building	CONTRACTED PRICE OF PROJECT: \$ 19,630	
Seismic Zone #3 Signed Certification: Yes / No (Please circle)		
Engineering Firm: Square Post Building		
Engineer's Certification and Signature: Yes / No (Please circle)		Phone: 870-886-6648
Address: P.O. Box 362	City: Walnut Ridge	State: AR
Architectural Firm/Plans Drawn By:		
Architect's Certification and Signature: Yes / No (Please circle)		Phone:
Address:	City:	State:
Floodplain: Yes / <input checked="" type="radio"/> NO (Please circle)		
Floodplain Permit: Yes / <input checked="" type="radio"/> NO (Please circle)		Flood Zone :
FEMA CLOMR/LOMR Required: Yes / No (Please circle)	GF Issuance:	Certificate #:

R-1 setbacks
F- 25'
S- 7.6'
R- 25'

(Please sign Page 2)

APPLICATION FOR RESIDENTIAL BUILDING & ZONING PERMIT APPLICATION PAGE 2			
TYPE OF IMPROVEMENT:		PROPOSED USE:	
New Building:	Multi-Family:	No of Units:	
Addition: <i>Adding 24 ft. to existing shop</i>	Institution:		
Alteration:			
Demolition: <i>Demo existing concrete phone</i>	Temporary Structure:		
Moving: <i>NEW CONCRETE W/ 11' 90.</i>	Home Occupation:		
Foundation Only:	Storage Shed:		
Pool:	Fence:	Height:	
Accessory Apartment:	Pool House:		
Other:			
COMMENTS (OFFICE USE ONLY)			
Planners Remarks: <i>Please adhere to all setbacks, easements, + ROW's</i> <i>Shaw C. 8/3/2021</i> <i>Please adhere to all subdivision ordinance codes</i>			
Engineering Remarks: <i>rg 8/17/21</i>			
Building Department Remarks: <i>Skinky Thomas 8/20/21</i>			
Review Status:			
Zoning:	Engineering:	Building:	C.O. Issuance Date:
APPLICANT'S CERTIFICATION			
I certify that the answers to the above questions and any statements made on same are true and complete to the best of my knowledge.			
Print Name : <i>Mylo Ball</i>	Designation: <i>owner</i>	Phone/Fax:	
Email: <i>MyloBall@fcmidsouth.com</i>			
Signature: <i>MyloBall</i>		Date: <i>8/3/21</i>	



Address: 5503 BEAVER LANE Grading Permit #: SFR21-501

Engineering Charge Sheet

Engineering Review Fee: (02-161-0558)

Permit (\$25.00) Total 25.00

Floodplain Development Permit: (02-161-0553)

___ Acres (\$100.00/acre) (Minimum \$25.00) Total _____

Grading Permit: (02-161-0563)

___ Acres (\$100.00/acre) (Minimum \$50.00) Total _____

Stormwater Management Plan Permit (Subdivision): (02-161-0573)

Subdivision Permit (\$1,000.00 min)

___ Additional Lots over 10 (\$100.00/lot) Total _____

Stormwater Management Plan Permit (Site Plan): (02-161-0565)

Commercial Site Permit (\$350.00 min.)

___ Additional acres over 3.5 acres (\$100.00) Total _____

Stormwater Appeal Fee: (02-161-0577)

Appeal Fee (\$200.00) Total _____

Drainage Alteration/Modification Permit: (02-161-0554)

Permit (\$25.00)

___ Linear Feet (\$0.10/LF) Total _____

Encroachment Permit: (02-161-0578)

Permit (\$50.00) Total _____

Subdivision Completion Fee: (02-161-0517)

___ Lot(s) at ___ / Lot Total _____

Lane Closure Fee: (02-161-0556L)

Permit (\$25.00/Day) Total _____

Road Closure Fee: (02-161-0556C)

Permit – Collector (\$100.00/Day) Total _____

Road Closure Fee: (02-161-0556A)

Permit – Arterial (\$200.00/Day) Total _____

Driveway Permit Fee: (02-161-0575)

Permit – (\$50.00/Access) Total _____

Sidewalk in Lieu Contribution (01-999-0500-93)

___ Linear Feet (ARDOT Current Rate/LF) Total _____

Bau
Customer

rg
City Official

8/17/21
Date



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) **01-0731:**

- | | | |
|---|--|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input checked="" type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) **01-0732:**

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Temp Tents, Trailers & Structures | | <input type="checkbox"/> Fences |

Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- Single Family Districts _____ Acres
- Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) **01-0516:**

- Zoning Map Amendments _____ Acres

Special District Applications **01-0516:**

- Village Residential Overlay
- Planned Development District _____ phase (preliminary, final, modification)
- JMA-O, Jonesboro Municipal Overlay District

Board of Zoning Appeals Fee **01-0516:**

- Residential Commercial Conditional Use Compatible Non-Conforming Use

Subdivision Planning Fees **01-0733:**

- Minor Plats & Replats Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review **01-0734:**

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft | Faces _____ | |

Zoning Sign Deposit **01-0155:** _____ Number of Signs

Mapping and Duplicating Services Per Page **01-0735:**

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 8 ½" x 11" BW Copies | <input type="checkbox"/> 8 ½" x 11" Color Map | <input type="checkbox"/> Over Size Page | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50" | <input type="checkbox"/> Land Use (36"x44") | <input type="checkbox"/> 11"x17" Map | |
| <input type="checkbox"/> Property Owner Search/Plat Map | | <input type="checkbox"/> Zoning Certification Letter | |

Third Submittal Reviews:

- Multi-Family Dwelling Review **01-0731** Commercial / Industrial Review **01-0732**

Right-Of-Way Fee **01-0736:**

- Right-of-Way Fee

Description: Storage Bldg Total Amount Due: \$25

Site: Address: 5503 Beaver Ln Tracking No.: SPR 21-581

Myo Ball
Customer Customer #

Q.P 8/3/21
City Official Date

Square Post Building

Of Arkansas, Inc.

P.O. Box 362 Walnut Ridge, AR 72476

Ph. (870)886-6648 Fax (870)886-5947

Salesman: Heath McEntire

Date: 07/22/21

Phone: 870-530-6608

Quote to: Mylo Ball

Jonesboro, AR

mylo.ball@fcmidsouth.com

24' X 24' – 9' Post Frame Building

3:12 Pitch trusses

29 Gauge 40-year metal, trim and gutters

2" Vinyl backed insulation for roof and walls

2 – 3068 Steel walk doors

2 – 9' X 7' Insulated overhead door

4" Concrete floor with footing, rebar, wire, and vapor barrier

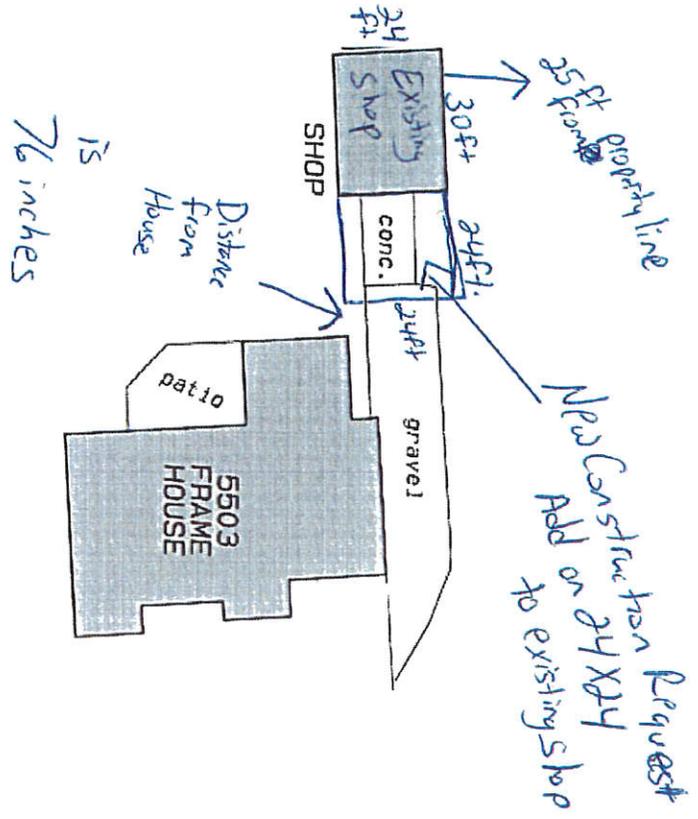
Site prep for level grade by others

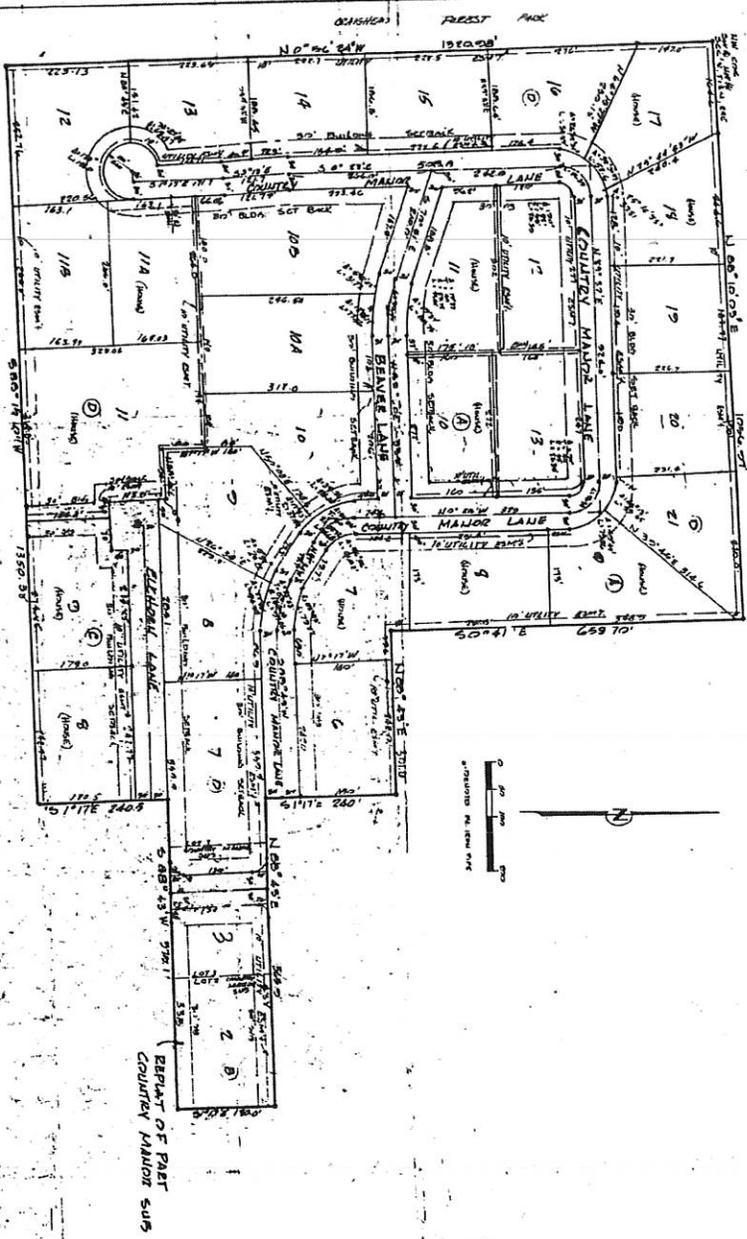
Price includes materials, labor, and sales taxes

\$19,630.00

Price subject to change without notice due to materials market

Lead time approximately 22 weeks





COUNTRY MANOR AND ADDITION
 INCLUDING A REPLAT OF LOT 23, BLOCK 18
 OF COUNTRY MANOR SUBDIVISION
 JONESBORO, ARKANSAS

Submitted by: *[Signature]*
 Date: 10/17/57
 Prepared by: *[Signature]*
 Date: 10/17/57

REPLAT OF PART
 COUNTRY MANOR SWS

APPROVED BY THE ARKANSAS PLANNING COMMISSION
 REGULATORY APPROVAL
 AS NOTED
 DISAPPROVED
 Date: 10/17/57
 By: *[Signature]*
 Title: *[Title]*

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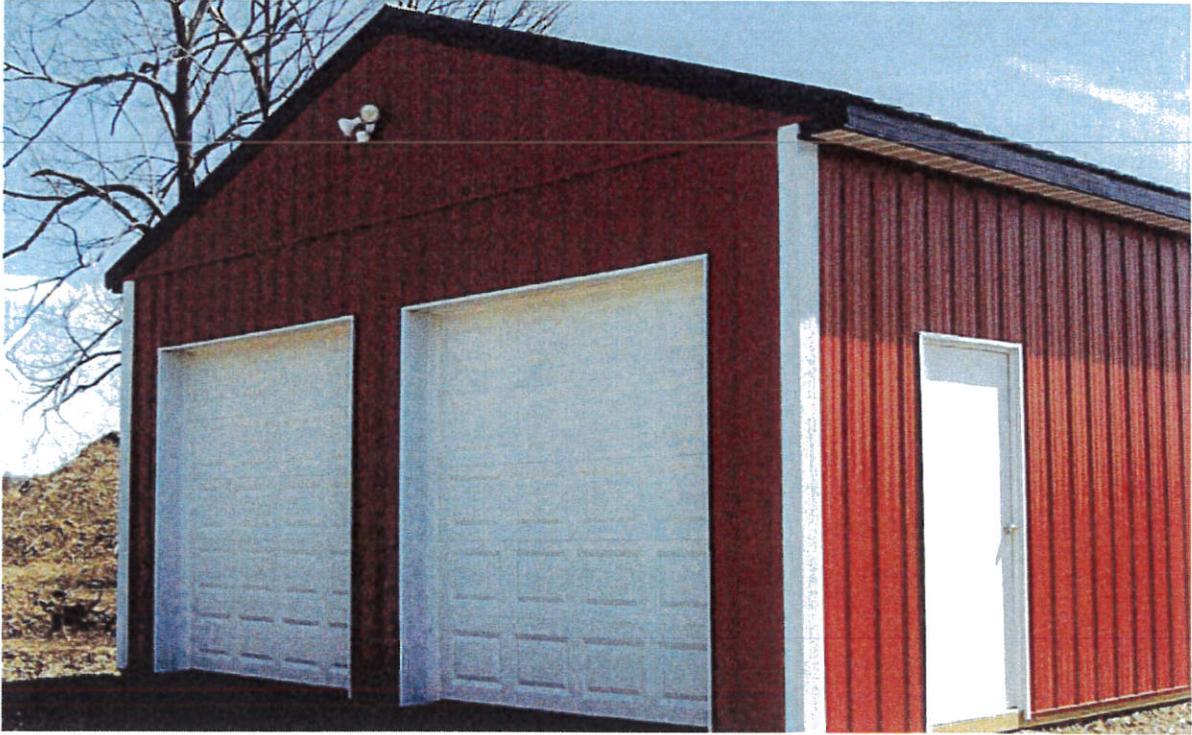


REGISTERED ENGINEERING CO., INC.
 JONESBORO, ARKANSAS
 August 6, 1957

EXHIBIT A, COUNTRY MANOR AND ADDITION, INCLUDING A REPLAT OF LOT 23, BLOCK 18 OF COUNTRY MANOR SUBDIVISION, JONESBORO, ARKANSAS. THE PART SHOWN AND DESCRIBED HEREON IS THE PART OF A SURVEY MADE IN August, 1957, THAT IS A TRACED AND ADJUSTED COPY AND THE CORRECTIONS WERE MADE ON ONE IN ONE HUNDRED.

GENERAL DESCRIPTION: This is the survey of the property shown and described hereon and the same is being filed of record for the purpose of creating a public record of all easements and encumbrances as shown.

LEGAL DESCRIPTION: This is the survey of the property shown and described hereon and the same is being filed of record for the purpose of creating a public record of all easements and encumbrances as shown.







City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 710 Morningview Drive

Lisa Gunter is requesting a variance for a 6' tall ornamental fence located in the front yard. 710 Morningview Dr. is zoned R-1, Single-Family Medium Density District.



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

Case Number VR 22-14 BZA Deadline _____
Date Submitted 4-28-22 BZA Meeting Date 5-17-22

OWNER/APPLICANT INFORMATION

Property Owner Lisa Gunter Applicant Moss Fencing LLC
Address 710 Morning View Dr Address PO Box 16501
Phone 870-910-6677 Phone 870-761-7370
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

Installation of a 6' ornamental metal fence in the front side yard

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Owner needs to incorporate this area within the fence boundaries

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



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, 2/5th ²⁰²² ~~2015~~ 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: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 710 Morningview Dr.
DESCRIPTION OF VARIANCE REQUESTED: 6' ornamental fence in front side yard

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.

Joe Stallings _____
Printed Name of Property Adjacent Owner (Signature) Date
717 Morningview Dr _____
Address 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.



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, 2/5/2015 ²⁰²² 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: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 710 Morning view Dr.
DESCRIPTION OF VARIANCE REQUESTED: 6' ornamental fence in front side yard

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.

Stalco LLC _____
Printed Name of Property Adjacent Owner (Signature) Date
Hwy 49 South _____
Address 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.



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, 2nd ²⁰²²~~2015~~ AT 1:30 P.M.

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VARIANCE REQUESTED BY: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 710 Morningview Dr.
DESCRIPTION OF VARIANCE REQUESTED: 6' ornamental fence in front side yard.

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.

Warren Dypwe _____
Printed Name of Property Adjacent Owner (Signature) Date
706 Morningview Dr _____
Address 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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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To
Joe Stallings
Street and Apt. No., or PO Box No.
717 Morningview Dr.
City, State, ZIP+4®
Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To
Stalco LLC
Street and Apt. No., or PO Box No.
717 Morningview Dr
City, State, ZIP+4®
Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

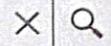


Sent To
Warren Opwe
Street and Apt. No., or PO Box No.
706 Morningview Dr
City, State, ZIP+4®
Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



710 morningview



About

Show search results for 710 morningv...

01-143361-04000

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717 MORNINGVIEW DR 01-143361-03800

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01-143361-03900

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Search result

710 MORNINGVIEW DR

Zoom to

715 MORNINGVIEW DR
01-143361-03700

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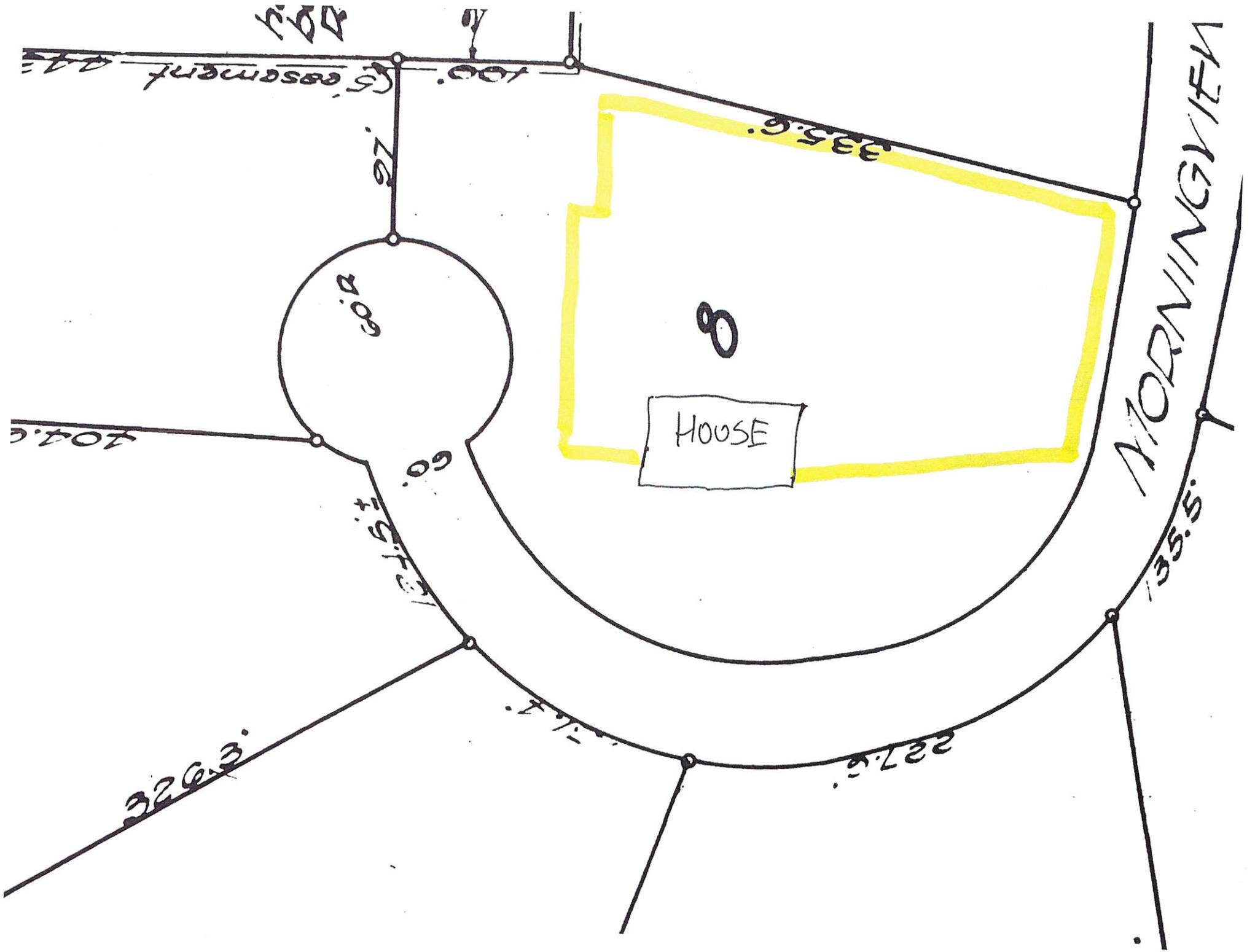
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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-15

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 1238 S. Main Street

Bill Carwell is requesting a variance for a 6' tall privacy fence to enclose property along S. Church St. 1238 S. Main St. is zoned R-2 and located in the Neighborhood Transitional District.



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

Case Number VR-22-15 BZA Deadline _____
Date Submitted 4-28-22 BZA Meeting Date 5-21-22

OWNER/APPLICANT INFORMATION

Property Owner	<u>Bill Carwell</u>	Applicant	<u>Moss Fencing LLC</u>
Address	<u>1238 S Main St</u>	Address	<u>Po Box 16501</u>
Phone	<u>870-910-6677</u>	Phone	<u>870-781-7328</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

Owner needs a 6' wood privacy fence to enclose rear yard along church st.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Entire rear yard is along church st. Customer needs privacy and security.

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.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



**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, 21st ²⁰²² ~~2015~~ 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: Miss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 1238 S. Main St
DESCRIPTION OF VARIANCE REQUESTED: 6' wood privacy fence in rear yard along church st.

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.

B & L Property Management LLC _____
Printed Name of Property Adjacent Owner (Signature) Date
1235 S. Church St. _____
Address 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.



CITY OF JONESBORO
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VARIANCE REQUESTED BY: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 1238 S. Main St
DESCRIPTION OF VARIANCE REQUESTED: 6' wood privacy fence in rear yard along church st.

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.

1234 Main LLC
Printed Name of Property Adjacent Owner

(Signature)

Date

1234 S Main St.
Address

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: Moss Fencing LLC

DATE: 4-28-22

SUBJECT PROPERTY ADDRESS: 1238 S Main St

DESCRIPTION OF VARIANCE REQUESTED: 6' wood privacy fence in rear yard along Church St.

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.

Moss Investments LLC
Printed Name of Property Adjacent Owner

(Signature) Date

1246 S Main St
Address

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.



**CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION**

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VARIANCE REQUESTED BY: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 1238 S. Main St
DESCRIPTION OF VARIANCE REQUESTED: 6' wood Privacy Fence in rear yard along church st.

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.

Meth Investments LLC _____
Printed Name of Property Adjacent Owner (Signature) Date
100 E Strawn _____
Address 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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Certified Mail Fee \$

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 \$

Total Postage and Fees \$

Sent To
 Math Investments LLC
 Street and Apt. No., or PO Box No.
 100 E Strawn
 City, State, ZIP+4®
 Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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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 \$

Total Postage and Fees \$

Sent To
 B & L Property Management LLC
 Street and Apt. No., or PO Box No.
 1235 S. Church St
 City, State, ZIP+4®
 Jonesboro, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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OFFICIAL USE

Certified Mail Fee \$

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 \$

Total Postage and Fees \$

Sent To
 math Investments LLC
 Street and Apt. No., or PO Box No.
 1246 S main st
 City, State, ZIP+4®
 Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Adult Signature Restricted Delivery \$

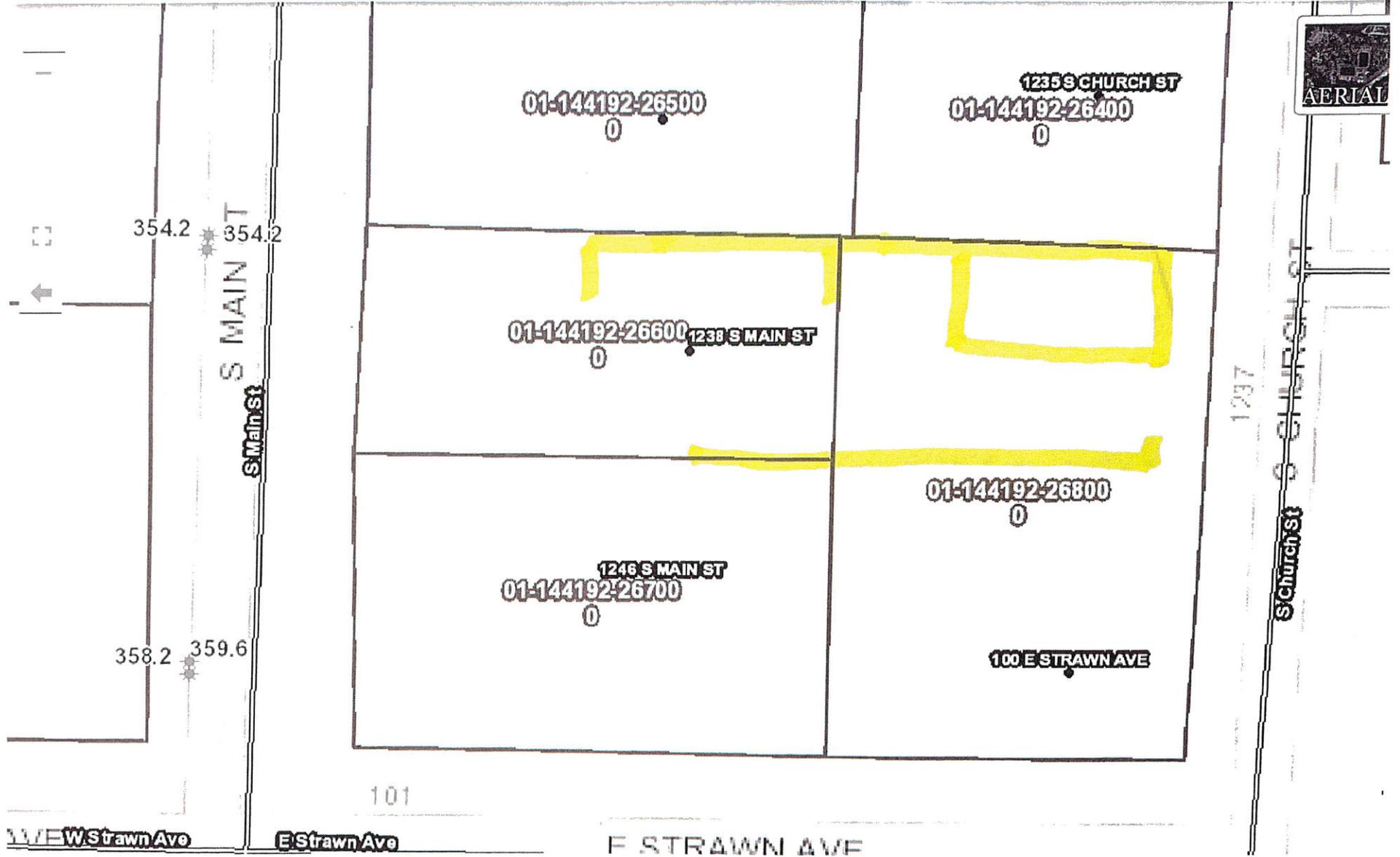
Postage \$

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40ft

35.831 -90.704 Degrees

1:564





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 4621 Judes Park

Tamara La'Joy is requesting a variance for a 8' tall privacy fence along the rear property line of 4621 Judes Park. This property is zoned R-1, Single-Family Medium Density District.



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

Case Number VR-22-16 BZA Deadline _____
Date Submitted 4-28-22 BZA Meeting Date 5-21-22

OWNER/APPLICANT INFORMATION

Property Owner Tamara La'Joy Applicant Moss Fencing LLC
Address 4621 Judas Park Address PO Box 16561
Phone 870-940-6677 Phone 870-741-7374
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

Installation of an 8' wood privacy fence along the rear property line.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Homeowner needs an 8' fence for privacy

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.
 - Pay fee.
- Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036



**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, 2/1st ²⁰²² ~~2015~~ 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: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 4621 Judes Park
DESCRIPTION OF VARIANCE REQUESTED: 8' wood privacy fence
along rear property line.

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.

Fielder-5 Properties LLC _____
Printed Name of Property Adjacent Owner (Signature) Date

4625 Judes Park _____
Address 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.



**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, 21st ²⁰²²~~2015~~ 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: Moss Fencing LLC
DATE: 4-28-22
SUBJECT PROPERTY ADDRESS: 4621 Judes Park
DESCRIPTION OF VARIANCE REQUESTED: 8' Privacy fence
along rear property line

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.

Rich Turman _____
Printed Name of Property Adjacent Owner (Signature) Date
4617 Judes Park _____
Address 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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- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Fielders Properties LLC

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

4625 Sudes Park

City, State, ZIP+4®

Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Rich Turman

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

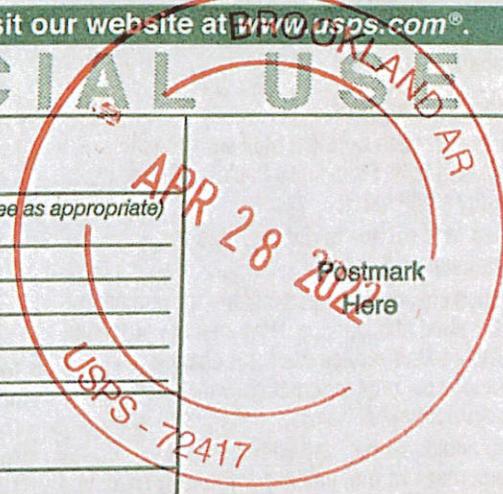
4617 Sudes Park

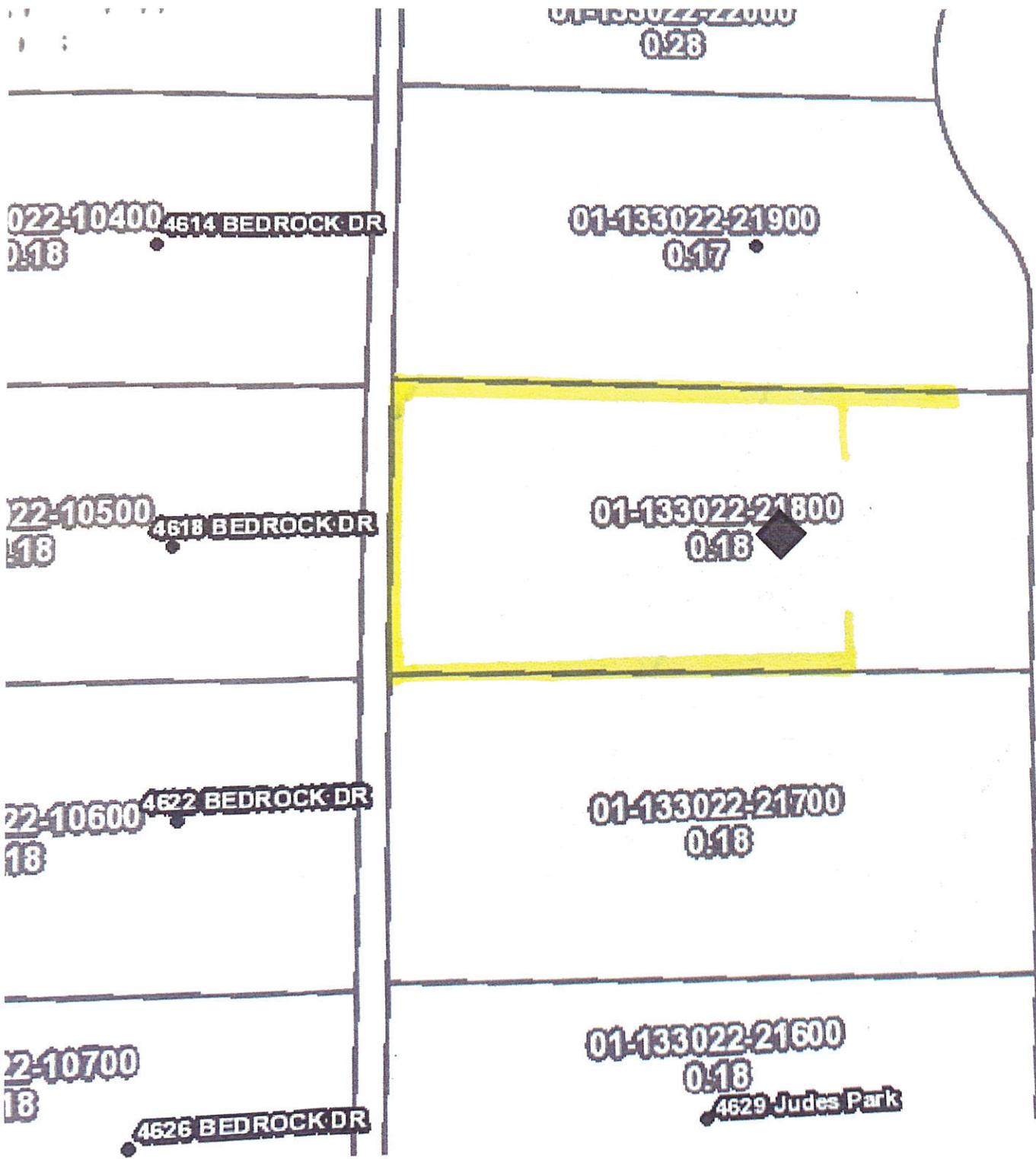
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Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions





Judes Park





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-22-17

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

VARIANCE: 3005 Pinewood Circle

Greg Smith is requesting a variance for a 8' tall privacy fence at 3005 Pinewood Circle, R-1, Single-Family Medium Density District.



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

Case Number VR 22-17 BZA Deadline _____
Date Submitted 4-25-22 BZA Meeting Date May 17, 2022

OWNER/APPLICANT INFORMATION

Property Owner	<u>Greg Smith</u>	Applicant	<u>same</u>
Address	<u>3005 Pinewood Cir.</u>	Address	_____
Phone	<u>870-243-3774</u>	Phone	_____
Signature	<u>Greg Smith</u>	Signature	_____

DESCRIPTION OF REQUESTED VARIANCE

Replace 6' fence with 8' privacy fence
With the recent loss of several evergreen trees
we think the best solution to restore the privacy
would be the 8' fence. Thanks for consideration.
Greg Smith

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

City ordinance

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.



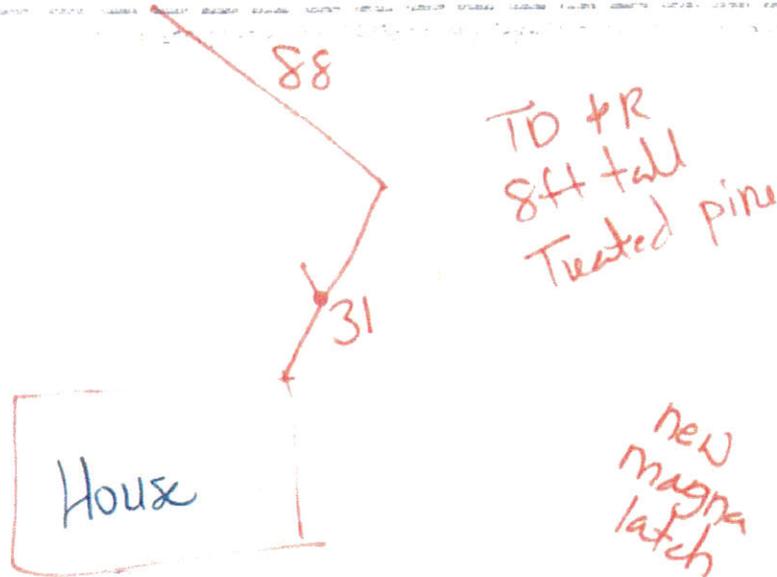
Red Beard Fence LLC
 1712 N Old Greensboro Road
 Jonesboro, AR 72405
 Email: redbeardfence@gmail.com
 Estimates: Caitlin 870-666-4014
 Installs: Joe 870-275-1807



Customer Name: <u>Steve Smith</u>	Today's Date: <u>3/28/22</u>
Phone: <u>870-243-3774</u>	State: <u>AR</u>
Address: <u>3005 Pinewood 72404</u>	Zip:

We propose to furnish material and labor necessary for the completion of : _____

119ft



\$4500⁰⁰

material and labor- complete in accordance with above specifications for the sum of: _____ dollars (\$ _____)

Payment: 1/2 of total installation project due one week before installation begins at time of utility locate. Final payment due no later than 3 days after completion.

All material guaranteed to be specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted here. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate to the homeowner. All agreements contingent upon accidents, weather, or other delays beyond our control. Provider to carry workers compensation, general liability and other necessary insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorneys fees and cost of litigation relating to said legal action, as determined by the court of competent jurisdiction. Homeowner is responsible for knowing placement of property lines or provide a survey at homeowners expense. If fence installation is deemed to be over said property line, the tear down and replacement of fence will be done so at homeowners expense if survey is NOT completed or acknowledged in advance.

ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be as outlined above.

Signature: _____
 Signature: _____
 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, May 17, 2022 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: Greg & Melinda Smith
DATE: _____
SUBJECT PROPERTY ADDRESS: 3005 Pinewood Circle 72404
DESCRIPTION OF VARIANCE REQUESTED: _____
Replace 6' high privacy fence with 8' high
fence
Greg Smith 870-243-3774

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.

Jonathan Melvin
Printed Name of Property Adjacent Owner
2910 Highmeadow Dr.
Address

[Signature] 4/24/22
(Signature) Date
615 818 7039
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.



**CITY OF JONESBORO
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VARIANCE REQUESTED BY: Greg & Melinda Smith
DATE: _____
SUBJECT PROPERTY ADDRESS: 3005 Pinewood Circle 72404
DESCRIPTION OF VARIANCE REQUESTED: Replace 6' Fence with 8' Fence

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.

Suzanne Throesch
Printed Name of Property Adjacent Owner

✓ Suzanne Throesch 5-11-22
(Signature) Date

3006 Highmeadow
Address

870 243 0417
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.



**CITY OF JONESBORO
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VARIANCE REQUESTED BY: Greg & Melinda Smith
DATE: _____
SUBJECT PROPERTY ADDRESS: 3005 Pinewood Circle 72404
DESCRIPTION OF VARIANCE REQUESTED: Replace 6' Fence with 8' Fence

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.

Stan Daniel _____
Printed Name of Property Adjacent Owner (Signature) [Signature] Date 5/11/22
3008 Sparrow Circle _____
Address Jonesboro, Ar 72404 Phone 870-243-3703

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.