



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, June 20, 2023

1:30 PM

Municipal Center, 300 S. Church

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

[MIN-23:056](#)

MINUTES: May 16, 2023 BZA

**Attachments:** [May 16, 2023 BZA Minutes](#)

### 4. Appeal Cases

[VR-23-21](#)

VARIANCE REQUEST: 1105 Sandino Drive

Andrew Sang is requesting a variance for the location of an accessory building. This property is zoned R-3, multi-family high density.

**Attachments:** [Application](#)  
[Certified Mail Receipts](#)  
[Photos](#)

[VR-23-29](#)

VARIANCE REQUEST: 704 Valley Drive

Gary Henderson is requesting a variance to allow a chat driveway within the city limits of Jonesboro. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Cert. Mail Receipt](#)  
[Photos](#)

**VR-23-30** VARIANCE REQUEST: 3603 Oak Vista Drive

Chris Bloodworth is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Certified Mail Receipt](#)  
[Letter and Photos](#)  
[Site Plan](#)

**VR-23-31** VARIANCE REQUEST: 1313 Layman Drive

Tyrus Teague is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Signed Notifications](#)  
[Site Plan](#)  
[Photos](#)

**VR-23-32** VARIANCE REQUEST: 4421 Jenni Lane

John Howland is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Signed Notifications](#)  
[Site Plan](#)  
[Photos](#)

**VR-23-33** VARIANCE REQUEST: 2238 Addison Cove

Jim Abel is requesting a variance for a reduced front setback for an R-1, single family lot.

**Attachments:** [Signed Application](#)  
[Signed Notifications](#)  
[Site Plan](#)

**VR-23-34** VARIANCE REQUEST: 6001 Fredricksburg Drive

Jeremy Jones is requesting a variance for a residential driveway wider than 40'. This property is located in the R-1, single family medium density district.

**Attachments:** [Application](#)  
[Proposed Site Plan](#)  
[Photo](#)  
[Signed Notifications](#)

**VR-23-35** VARIANCE REQUEST: 816 Hester Street

Marshall and Medrith Groves are requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-3, multifamily high density district.

**Attachments:** [Application](#)  
[Cover Letter](#)  
[Cert. Mail Receipt](#)  
[Site Plan](#)

**VR-23-36** VARIANCE REQUEST: 5408 Southwest Drive

Davidson Engineering is requesting a variance for a 12' sign, the property is located in the overlay district.

**Attachments:** [Application](#)  
[Certified Receipts](#)  
[Sign Location](#)

**VR-23-37** VARIANCE REQUEST: 3231 East Highland Drive

Jim Guntharp is requesting a variance for a 8' tall fence within the city limits of Jonesboro. This property is located in the C-5, commercial district.

**Attachments:** [Application](#)  
[Certified Mail Receipt](#)  
[Site Plan](#)

**VR-23-38** VARIANCE REQUEST: 2904 Stallings Lane

Associated Engineering is requesting a variance for a 8' tall fence within the city limits of Jonesboro. This property is located in the C-3, general commercial district.

**Attachments:** [Application](#)  
[Site Plan](#)  
[Certified Receipts](#)

**VR-23-39** VARIANCE REQUEST: 821 Witt Street

Sara Trimarchi is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-2, multifamily low density district.

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

[VR-23-40](#)

VARIANCE REQUEST: 4104 Raider Road

Bobby and Melissa Blackmon are requesting a variance for an existing 60x80 storage shed located in an R-1, single family medium density district.

**Attachments:** [Application Packet](#)

[Drawing](#)

[Shop Design](#)

**5. Staff Comments**

**6. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-23:056

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Minutes

MINUTES: May 16, 2023 BZA



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Board of Zoning Adjustments

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Tuesday, May 16, 2023

1:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to Order

### 2. Roll Call

**Present** 4 - Max Dacus Jr.;Rick Miles;Casey Caples and Kevin Bailey

**Absent** 1 - Doug Gilmore

### 3. Approval of Minutes

[MIN-23:047](#) MINUTES: April BZA Minutes

**Attachments:** [April 18, 2023 BZA Minutes](#)

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

**Aye:** 3 - Max Dacus Jr.;Casey Caples and Kevin Bailey

**Absent:** 1 - Doug Gilmore

### 4. Appeal Cases

[VR-23-25](#) VARIANCE: 5601 East Highland Drive

Gibson's Sign-Mart is requesting a variance for the overlay district sign guidelines. This property is zoned I-2, general industrial district.

**Attachments:** [Application](#)  
[Cover Letter](#)  
[Neighbor Notifications](#)  
[Site Plan](#)

**Rob Gibson – Gibson's Sign Mart, 1021 Neil Dr.:** We are working with ABB, used to be Thomas and Betts, and they want to put a monument sign in front of their facility. They are in a special overlay district which only allows an 8ft tall sign for single tenant and a 12ft sign for a multi-tenant. They are a single tenant. The sign we are proposing is 10ft tall.

**Commission:** Has this sign been designed? Is that what we're looking at?

**Gibson:** That is their old sign that will be removed. This is the new sign.

**Commission:** I'm assuming this falls out of the guidelines of the signage for the particular area.

Derrel Smith – Staff: Right. A single tenant is 8ft. They have 2 additional feet which is why they need a variance.

Commission: How tall is the existing sign?

Gibson: I think it's probably 6ft.

Commission: What elevation is the sign sitting? It looks like it's sitting in a hole from the highway.

Gibson: It's pretty low from eye level view. It needs to be raised if possible. They do have some shrubbery and landscaping they want to put around it. If we could get an extra couple of feet we can do some shrubs and get it up to eye level. This is a pretty big factory, so if we could get it up to give it a little more visibility.

Commission: How far is the sign off the shoulder of 18? How far is it back?

Gibson: From the right-of-way? I'd have to check. I really don't know.

Commission: You're not moving it any closer than the existing sign?

Gibson: No, we are taking down the existing sign and putting it back in its spot. It's pretty much the same width, we just want to make it taller.

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

**Aye:** 3 - Max Dacus Jr.;Casey Caples and Kevin Bailey

**Absent:** 1 - Doug Gilmore

[VR-23-26](#)

VARIANCE: 5213 East Nettleton Avenue

WCMC LLC is requesting a variance for a reduced minimum lot width and lot area. This property is zoned RS-4, single-family residential district.

**Attachments:**     [Application](#)  
                              [Cover Letter](#)  
                              [Certified Mail](#)  
                              [Record Plat](#)

William Conrad: The lot I'm talking about is 5213 E Nettleton. I've been working with Jeremy Bevill, a local engineer here. I have 2 lots here and I'm wanting to reduce the width of the lot. One of them from 80ft to 65ft and a square footage of 10,890 to 6,955 on 59R. Then on lot 60R I'm wanting to reduce from 80ft to 65ft and the square footage from 10,890 to 6,108. I've also given the city a 20ft right-of-way along Nettleton. That's proposed shown on the attached plat. I'm wanting to build two single homes with 4 bedroom 2 bath. With all of the setbacks, the house plan will still fit on those lots. Right now it's zoned an RS-4. When I purchased the lot, it was one lot.

Commission: You've already divided these lots?

Conrad: I have divided, but it hasn't been recorded. Once we got this we realized they were zoned the RS-4 so nothing has been recorded. The houses about 1,200sq ft.

Commission: Derrel or Monica, could you tell me the lot width and depth size to meet an RS-4 so I can get an idea of how much we're not complying by with this request.

Monica Pearcy – Staff: The lot size is 10,890 sq. ft. minimum lot width would be 80.

Commission: It seems to match better if it's just one lot.

Conrad: that's a really big lot to build one house on.

Commission: What would it have to be zoned for 2 lots to work?

Derrel Smith – Staff: Probably an RS-7 or RS-8. 7 is 6,200.

Bailey: Is it not better to rezone it and ask for a rezone request than be here right now?

Smith: It's up to the owner to make that decision, but it is a longer process.

Bailey: In the certified mail that you've sent out, none of your neighbors have come with any opposition?

Conrad: No, sir. My understanding is that it's been an empty lot for a while. I'm currently building a lot behind this house.

Bailey: Derrel, does the city have any problem with this?

Smith: It's a lot of variances for one zone, but he is right. We need single family homes.

Commission: Have you considered having them rezoned to a proper zoning where you wouldn't have to have this variance?

Conrad: No, I thought I would give this a shot first. This is how I was directed to try this first since it would be the easiest and simplest way.

Miles: If I were going through this process, I know it would take a little more time, but I would have them zoned properly. That's just my opinion.

Conrad: How would I go about that?

Miles: Let us get through this first. We'll see how this comes out.

A motion was made by Kevin Bailey, seconded by Casey Caples, that this matter be Approved . The motion FAILED with the following vote.

**Nay:** 3 - Max Dacus Jr.;Casey Caples and Kevin Bailey

**Absent:** 1 - Doug Gilmore

[VR-23-27](#)

VARIANCE: Woodsprings Road

Associated Engineering is requesting a variance for an increase in lot coverage. This property is zoned C-3, general commercial district.

**Attachments:**    [Application](#)  
                              [Certified Receipts](#)  
                              [Site Plan](#)

John Easley – Associated Engineering: Here on behalf of Focal Point. The owner is Chad Fisher. We came before the Planning Commission about a month and a half ago for Conditional Use for mini storages on Woodsprings Rd in the C-3 zoning. At the time it was brought up that lot coverage by the code be 60% maximum. We are currently at 70% coverage. Which in turn gives 30% green space. The landscape ordinance has 20% minimum and we're well above that. In order to have what we have right now, to come down to 60%, a 10% reduction, we'll be losing 5 buildings on the South by the Woodsprings exit next to the vet center. Then the 4 buildings in what I call the peace corner. We'd lose 1 building and then modify or reduce 2 more. In order to come down to 60 we'd lose a large amount of development. At the Planning Commission we discussed project overall, read the landscape ordinance, also in the overlay district by I-55. So we'll have the additional landscaping and more importantly we'll have the building finishes. Which was the brick and stone facades and all the sides. As I said, with the overlay district it's also the overall landscaping requirements. As part of the design, we discussed it with engineering briefly about making improvements to Christian Creek. What we plan on doing is laying it back 3 to 1, stabilize it, landscaping it, and stabilize it until it looks nice. So we're not asking to make the site bigger, we're asking to

keep it as it is right now.

Kevin Bailey – Commission: Is this the same layout that you presented to the MAPC?

Easley: Yes.

Bailey: And you haven't deviated from that at all?

Easley: No. Like I said, we don't want to go bigger, we want to keep it the same.

Chad Fisher: We did reduce a couple of those building sizes from the last plan to meet fire code. It's not reflected on this plan and a few will change, but I believe it's Building A and Building B we had to reduce the square footage to meet fire code so we don't have to sprinker those. So, actually the sites been reduced mildly.

Commission: Are these renderings what you're proposing to build here?

Fisher: We're going to approach that with an architect. We're going to set up a meeting with Mr. Derrel and everybody to figure out what the actual materials are that we have to design to. These are ones we've already built. Whatever code we have to meet. It'll be 100% brick.

Unable to transcribe

Derrel Smith – Staff: As long as it meets code, we'll review it and we'll approve it at staff level. The only time it comes to you or MAPC is when something doesn't meet code.

Bailey: You do have 30% greenspace?

Easley: Yes, 30% as of right now.

Miles: I'm assuming all the neighbors have been notified of this?

Monica Pearcy – Staff: No opposition.

Miles: Is anyone here in opposition of it today?

(None)

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

**Aye:** 3 - Max Dacus Jr.;Casey Caples and Kevin Bailey

**Absent:** 1 - Doug Gilmore

[VR-23-28](#)

VARIANCE: 4603 Southwest Drive

Damian Sylve is requesting a variance for a reduced minimum lot depth. This property is zoned R-1, single family medium density district.

**Attachments:** [Application](#)  
[Notification Receipt](#)  
[Site Plan](#)

Kim Shelton – Realtor: Representing Damian Sylve, he's a potential buyer on this property. Ryan Ivy is the realtor representing the seller Ms. Amy Newberry-Lovins. We're here today because we've applied for a change in code. It's currently zoned R-1 and we applied for C-3. In putting in that application, we found out we needed variance because it's not 100ft deep on this lot. That's why we're here today.

Damian Sylve: I'm from New Orleans, and I've come up here to Jonesboro and I see you don't have too many selections of Cajun foods or southern foods. We're on S. Caraway right now selling food across from Casey's gas station. We want to find a home for our business. It's temporary right now. I want to put a food business there. It's not a big business. Right now we're operating out of

an 8ft x 20ft food truck. I had an idea of finding a piece of land and moving it there. That way I can get everything I need to have a complete operation on Southwest Dr. Right now it's just one food truck, and I considered doing maybe storage bins to recycle and keep it together. Maybe put 2 of them on the same lot which will still leave room for parking and a seating area. I just need enough room for maybe 2 food trucks.

Kevin Bailey: Derrel, if we granted the lot depth variance, it's still coming to MAPC for the rezoning, correct?

Derrel Smith: Correct. Right now it's zoned residential.

(Unable to transcribe)

Smith: You can go either way on this one. Without a variance the zoning won't go through. I think this is the way to do this since it's a limited lot depth. It's zoned R-1. It's limited in R-1. It doesn't meet the R-1 requirements.

Bailey: We're not here today to look at their design or anything, but that is a state highway.

Smith: It'll have to go through a site review.

Bailey: It'll be challenging.

(Unable to transcribe)

Bailey: Entrances, setback, utilities, stormwater retention, just off the top of my head. Landscape buffer between commercial and residential.

Miles: If we grant this, you're not near it being approved.

Bailey: Not trying to dishearten you, it's a good idea. I'm just not sure if you'll overcome the hurdles, but you might.

(Unable to transcribe)

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

**Aye:** 3 - Max Dacus Jr.;Casey Caples and Kevin Bailey

**Absent:** 1 - Doug Gilmore

**5. Staff Comments**

**6. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-21

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 1105 Sandino Drive

Andrew Sang is requesting a variance for the location of an accessory building. This property is zoned R-3, multi-family high density.



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

Case Number VR-23-03 BZA Deadline 1/25/23  
Date Submitted 1/24/23 BZA Meeting Date 2/21/23

OWNER/APPLICANT INFORMATION

Property Owner ANDREW SANG Applicant \_\_\_\_\_  
Address 1105 SANDINO DR, JONESBORO AR Address \_\_\_\_\_  
Phone 870.351.5265 72405 Phone \_\_\_\_\_  
Signature [Signature] Signature \_\_\_\_\_

DESCRIPTION OF REQUESTED VARIANCE

I have a shed which is 12x8 FT by the side of my house. My plan was to put the shed in the back yard. But unfortunately, there are variants on both of the sides leading to my back yard.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

I can't move the shed through the space between my house and my neighbor's house, because of trees that will not make enough space for the shed to pass through.

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.

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Jonesboro, AR 72405

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Certified Mail Fee	\$4.15
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
\$	\$0.00
Total Postage and Fees	\$4.78
\$	\$0.00



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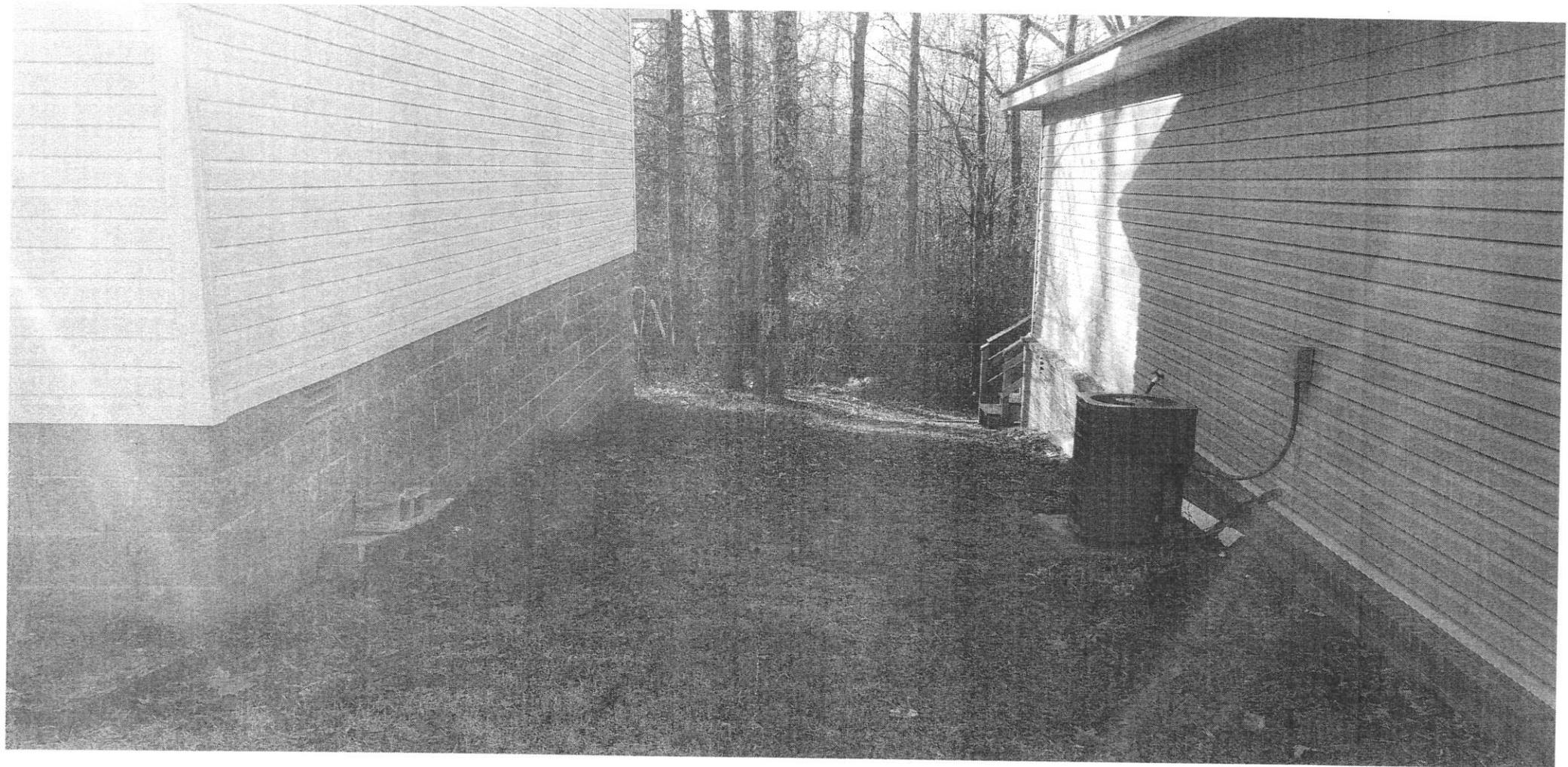
Certified Mail Fee	\$4.15
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.63
\$	\$0.00
Total Postage and Fees	\$4.78
\$	\$0.00



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







# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-29

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 704 Valley Drive

Gary Henderson is requesting a variance to allow a chat driveway within the city limits of Jonesboro. This property is located in the R-1, single family medium density district.

Insert text here



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

Case Number \_\_\_\_\_ BZA Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ BZA Meeting Date \_\_\_\_\_

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Gary Henderson</u>	Applicant	<u>Gary Henderson</u>
Address	<u>704 Valley Drive</u>	Address	<u>704 Valley Drive</u>
Phone	<u>870-974-1996</u>	Phone	<u>870-974-1996</u>
Signature	<u><i>Gary Henderson</i></u>	Signature	<u><i>Gary Henderson</i></u>

**DESCRIPTION OF REQUESTED VARIANCE**

To Allow a chat drive way for the storage of a pontoon boat

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

I have no affordable place to store the pontoon boat. Also it will not fit thru my gate into my back yard. I was not aware of the ordinance about driveways in the city limits until I received the letter from the planning and zoning department. I am unable to afford to have either a concrete or a paved driveway. I also currently have a chat drive way for my son to park his truck on, which has been on the property for over 20 years. So I sincerely ask that I be allowed this variance for the storage of my pontoon boat.

**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.



**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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_, 20\_\_ 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: Gary Henderson  
DATE: May 1, 2023  
SUBJECT PROPERTY ADDRESS: 704 Valley Drive  
DESCRIPTION OF VARIANCE REQUESTED: to allow the current chat driveway to remain for the storage of a pontoon boat.

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.

\_\_\_\_\_  
Printed Name of Property Adjacent Owner

\_\_\_\_\_  
(Signature) Date

\_\_\_\_\_  
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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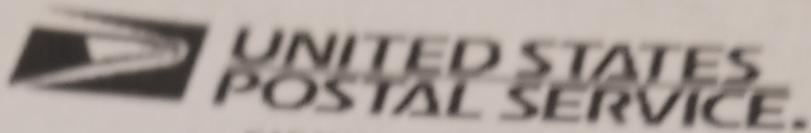
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05/04/2023

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05/04/2023

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Letter			

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Sat 05/06/2023

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Tracking #:  
70223330000086798631

Affixed Postage -\$0.63  
Affixed Amount: \$0.63

Total \$4.15

First-Class Mail® 1 \$0.63  
Letter

Jonesboro, AR 72404  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Sat 05/06/2023

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Tracking #:  
70223330000086798617

Affixed Postage -\$0.63  
Affixed Amount: \$0.63

Total \$4.15

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Grand Total: \$8.30  
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Debit Card Remit \$8.30

Card Name: VISA  
Account #: XXXXXXXXXXXXX1139  
Approval #: 387920  
Transaction #: 253

Receipt #: 074526  
Debit Card Purchase: \$8.30

AID: A0000000980840 Chip

AL: US DEBIT  
PIN: Verified

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4/2023

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Jonesboro, AR 72404

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$4.78

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

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<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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.63

Total Postage and Fees \$4.78

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City, State, ZIP+4®

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

See Reverse for Instructions

7022 3330 0000 8679 8617



05/04/2023

Product

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# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-30

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 3603 Oak Vista Drive

Chris Bloodworth is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.



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

Case Number \_\_\_\_\_ BZA Deadline \_\_\_\_\_  
Date Submitted 5/11/23 BZA Meeting Date 6/20/23

OWNER/APPLICANT INFORMATION

Property Owner CHRIS BLOODWORTH Applicant CHRIS BLOODWORTH  
Address 3603 OAK VISTA Address 3603 OAK VISTA  
Phone 870 680 0601 Phone 870 680 0601  
Signature Chris Bloodworth Signature Chris Bloodworth

DESCRIPTION OF REQUESTED VARIANCE

SECURITY/PRIVACY FENCE ON WEST SIDE OF PROPERTY  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

PERMIT DENIED DUE TO CORNER LOT.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.



CARAWAY JONESBORO  
2404 RACE ST  
JONESBORO, AR 72401-9997  
(800)275-8777

05/09/2023 01:22 PM

Product	Qty	Unit Price	Price
US Flag #10 Env	1	\$0.80	\$0.80
First-Class Mail® Letter	1	\$0.63	\$0.63
Jonesboro, AR 72405 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 05/11/2023 Certified Mail® \$4.15 Tracking #: 70221670000170115314 Affixed Postage - \$0.63 Affixed Amount: \$0.63			
Total			\$4.15
First-Class Mail® Letter	1	\$0.63	\$0.63
Jonesboro, AR 72405 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 05/11/2023 Certified Mail® \$4.15 Tracking #: 70221670000170115338 Affixed Postage - \$0.63 Affixed Amount: \$0.63			
Total			\$4.15
Grand Total:			\$9.10

7022 1670 0001 7011 5314

7022 1670 0001 7011 5338

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Jonesboro, AR 72405

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0408
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	30
<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	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Sent To JOHN DAVID AGNEW  
 Street and Apt. No., or PO Box No. 3607 OAKVISTA  
 City, State, ZIP+4® JONESBORO AR 72405

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



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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Jonesboro, AR 72405

**OFFICIAL USE**

Certified Mail Fee	\$4.15	0408
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	30
<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	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total Postage and Fees	\$4.78	

Sent To SCOTCHWOOD  
 Street and Apt. No., or PO Box No. 2906 SCOTCHWOOD  
 City, State, ZIP+4® JONESBORO AR 72405

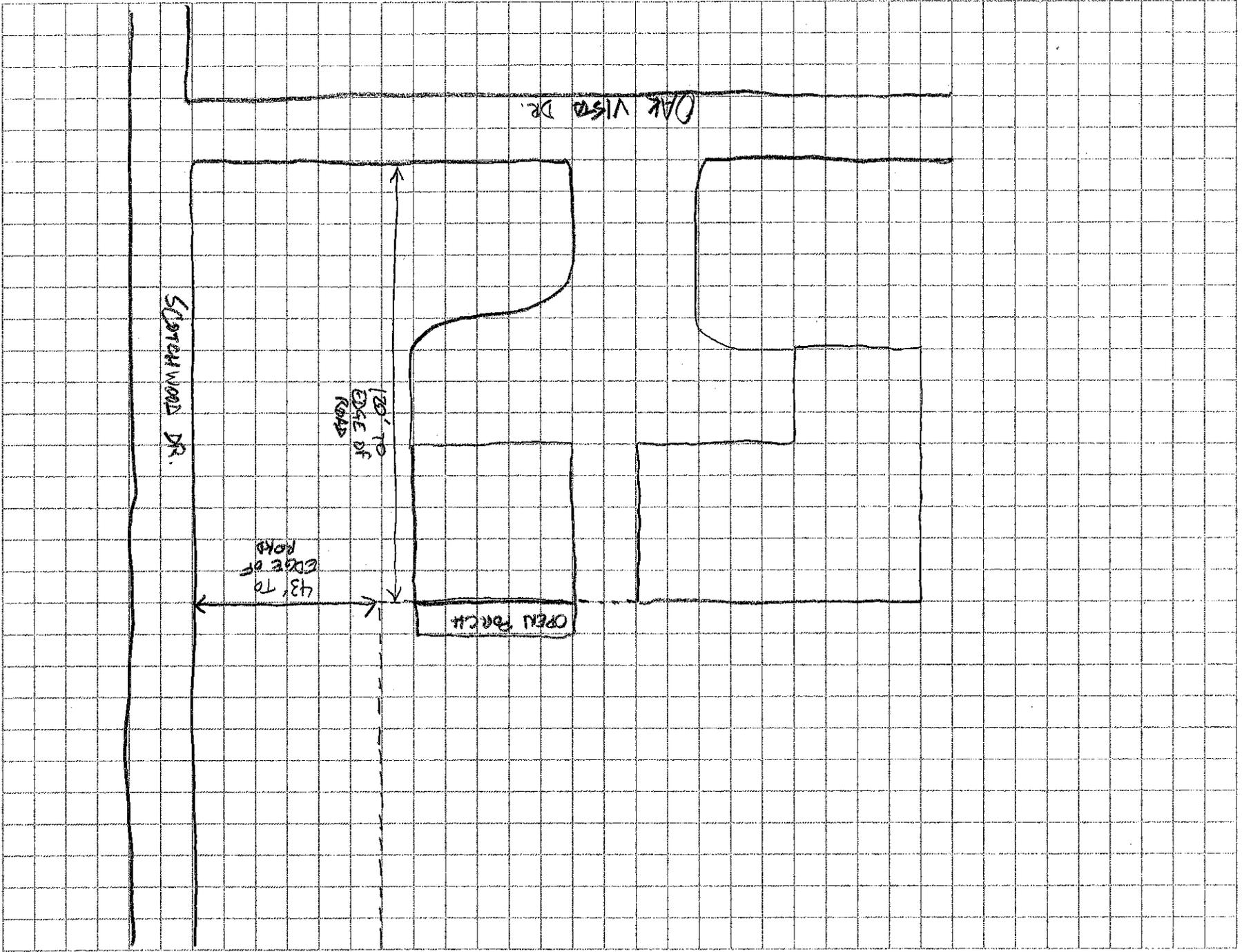
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Built a privacy/security fence down the West side of my property. Did not apply for a permit. After the fence was constructed, I was asked to apply for the permit, which I did. Then we were told that because our house is on a corner lot, we have 2 "front yards". Permit was denied. This fence is for security as much as privacy. The fence blocks off my shop and yard to keep people from entering my property and walking straight to my back door. There is not an entrance to the property on Scotchwood Dr. which is the West side of the property. And our address is Oak Vista. The fence sits 43 feet from the edge of Scotchwood Drive and 120 feet from Oak Vista. It is 53 feet from the center of the road to the corner of the fence.









# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-31

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 1313 Layman Drive

Tyrus Teague is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.



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

Case Number VR-23-31 BZA Deadline 5/25/23  
Date Submitted 5/15/23 BZA Meeting Date 6/20/23

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Tyrus Teague</u>	Applicant	<u>Tyrus Teague</u>
Address	<u>1313 Layman Dr., Jonesboro</u>	Address	<u>1313 Layman Dr., Jonesboro AR</u>
Phone	<u>(870) 934-8058</u>	Phone	<u>(870) 934-8058</u>
Signature	<u>Tyrus Teague</u>	Signature	<u>Tyrus Teague</u>

**DESCRIPTION OF REQUESTED VARIANCE**

Replace my 6' tall wood privacy fence with a new 6' tall wood privacy fence.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

Privacy in my backyard. And, protection from pedestrians crossing a 4' tall wood privacy fence.

**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.

To BZA:

I live at the corner of Mt. Carmel Rd & Layman Dr. My 6' tall cedar privacy fence needs to be replaced. After submitting a permit, the planning department stated the 6' tall fence has to be 4' halfway to Mt. Carmel Rd & 4' along Mt. Carmel Rd. Mt. Carmel Rd is a busy street and a 4' tall fence does not provide privacy for my family. This allows anyone passing by my home to see inside my backyard. The sidewalk along Mt. Carmel road is within a few feet of the current fence. Any person walking the sidewalk can see in my backyard or cross over a 4' tall fence into my yard.

We enjoy the privacy & protection of the 6' tall fence. The current fence is 113' from the intersection of Mt. Carmel Rd & Layman Dr. The current 6' tall fence along Mt. Carmel Road is over 50' from the street. My home is closer to the road than my fence. Therefore, the fence is not an obstruction for the intersection.

We are asking your team to allow us to replace the old 6' tall cedar fence with a new 6' tall cedar fence. This is the best option for my family adjoining neighbors, & citizens of the community. My family will have the peace, privacy, & protection all citizens should have in our community. The adjoining neighbors & citizens of the community will not see my delapidated worn out fence. We see this an opportunity to make a positive change in our community.

Thank you,

A handwritten signature in black ink, appearing to read "Tyrus Teague". The signature is written in a cursive style with a large, sweeping flourish at the end.

Tyrus Teague



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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

TUESDAY, \_\_\_\_\_, 20\_\_ 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: Tyrus Teague  
DATE: May 8, 2023  
SUBJECT PROPERTY ADDRESS: 1313 Layman Dr. Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: Replace my 6' tall wood privacy fence with a new 6' tall wood privacy 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.

Whithall Investments LLC, Nestle Lipsky  
Printed Name of Property Adjacent Owner

Whithall Investments LLC, Nestle Lipsky  
(Signature) Date

1309 LAYMAN DR. JONESBORO  
Address ARK.  
72404

870-261-3927  
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.

Planning Department, 300 S. Church Street, 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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_, 20\_\_ 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: Tyrus Teague  
DATE: May 8, 2023  
SUBJECT PROPERTY ADDRESS: 1313 Layman Dr. Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: Replace my 6' tall wood privacy fence with a new 6' tall wood privacy 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.

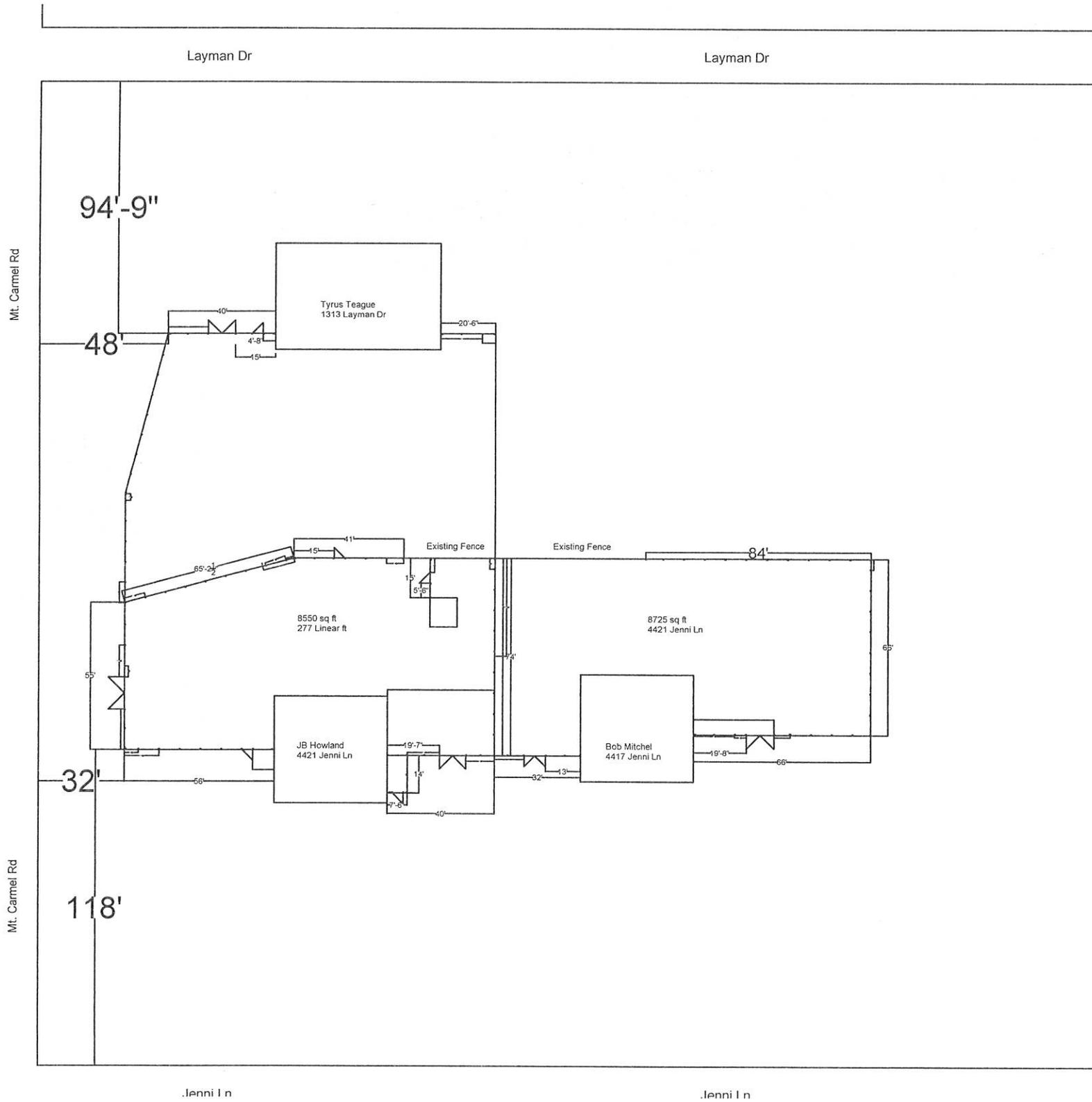
JOHN B. HOWLAND  
Printed Name of Property Adjacent Owner

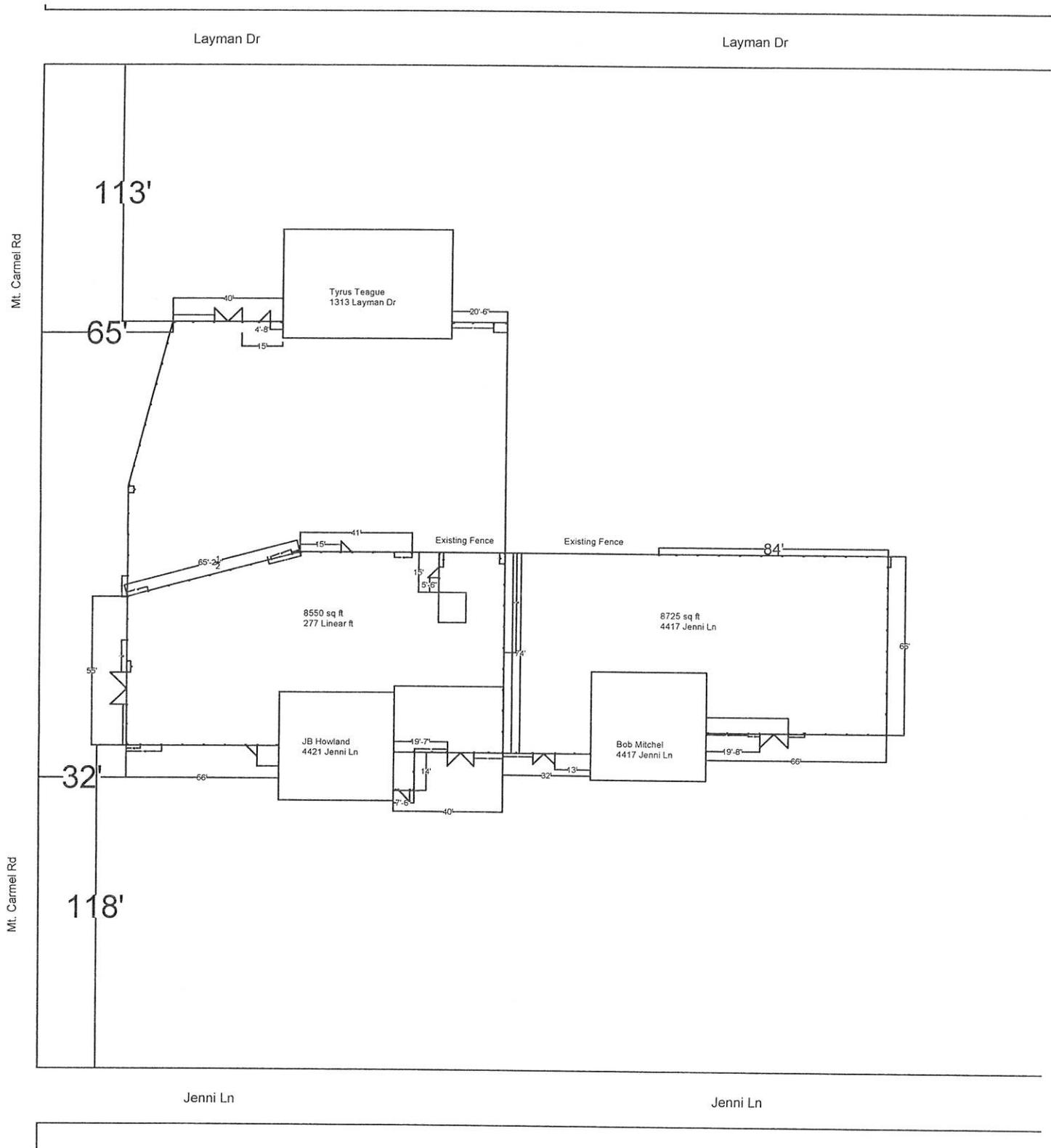
John B. Howland 5-8-2023  
(Signature) Date

4421 JENNI LN. JONESBORO  
Address ARK 72404

870-329-7427  
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.







STOP

Layman  
Crest  
LakeCrest

37



38





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-32

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 4421 Jenni Lane

John Howland is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-1, single family medium density district.



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

Case Number VR-23-32 BZA Deadline 5/25/23  
Date Submitted 5/15/23 BZA Meeting Date 6/20/23

OWNER/APPLICANT INFORMATION

Property Owner John B. Howland Applicant John B. Howland  
Address 4421 Jenni Lane Jonesboro Address 4421 Jenni Lane  
Phone (870) 329-~~7427~~7427 Phone (870) 329-~~7427~~7427  
Signature John B. Howland Signature John B. Howland

DESCRIPTION OF REQUESTED VARIANCE

Replace my 6' tall wood privacy fence with a new  
6' tall wood privacy fence.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Privacy in my backyard and protection from  
pedestrians crossing a 4' tall wood privacy  
fence.

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.

To BZA:

I live at the corner of Mt. Carmel Rd & Jenny Ln. My 6' tall cedar privacy fence needs to be replaced. After submitting a permit, the planning department stated the 6' tall fence has to be 4' halfway to Mt. Carmel Rd & 4' along Mt. Carmel Rd. Mt. Carmel Rd is a busy street and a 4' tall fence does not provide privacy for my family. This allows anyone passing by my home to see inside my backyard. The sidewalk along Mt. Carmel road is within a few feet of the current fence. Any person walking the sidewalk can see in my backyard or cross over a 4' tall fence into my yard.

We enjoy the privacy & protection of the 6' tall fence. The current fence is 118' from the intersection of Mt. Carmel Rd & Jenni Ln. The current 6' tall fence along Mt. Carmel Road is over 30' from the street. My home is closer to the road than my fence. Therefore, the fence is not an obstruction for the intersection.

We are asking your team to allow us to replace the old 6' tall cedar fence with a new 6' tall cedar fence. This is the best option for my family adjoining neighbors, & citizens of the community. My family will have the peace, privacy, & protection all citizens should have in our community. The adjoining neighbors & citizens of the community will not see my delapidated worn out fence. We see this an opportunity to make a positive change in our community.

Thank you,

A handwritten signature in black ink, appearing to read "JB Howland". The signature is fluid and cursive, with a long horizontal stroke at the end.

JB Howland





**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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_, 20\_\_ 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: JOHN B. John B. Howland  
DATE: 05/08/2023  
SUBJECT PROPERTY ADDRESS: 4421 Jenni Lane, Jonesboro AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: Replace my 6' tall wood privacy fence with a new 6' tall wood privacy 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.

BOB MITCHELL  
Printed Name of Property Adjacent Owner

[Signature] 5-11-23  
(Signature) Date

4417 JENNI LN. JONESBORO  
Address ARK 72404  
870 520 8898

870 520 8898  
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.

Layman Dr

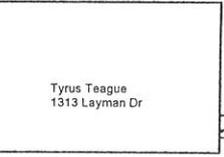
Layman Dr

Mt. Carmel Rd

113'

65'

Tyrus Teague  
1313 Layman Dr



8550 sq ft  
277 Linear ft

Existing Fence

Existing Fence

84'

8725 sq ft  
4417 Jenni Ln

32'

JB Howland  
4421 Jenni Ln

Bob Mitchel  
4417 Jenni Ln

118'

Jenni Ln

Jenni Ln

Mt. Carmel Rd



STOP

Layman  
Crest  
LakeCrest



48





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-33

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 2238 Addison Cove

Jim Abel is requesting a variance for a reduced front setback for an R-1, single family lot.



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

Case Number \_\_\_\_\_ BZA Deadline \_\_\_\_\_  
Date Submitted May 18, 2023 BZA Meeting Date \_\_\_\_\_

OWNER/APPLICANT INFORMATION

Property Owner	<u>Keung Kwok</u>	Applicant	<u>Jim Abel - Contractor</u>
Address	<u>4708 Juels park</u>	Address	<u>4516 Butler Rd</u>
Phone	<u>870 530 0199</u>	Phone	<u>Jonesboro, AR 72404</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

DESCRIPTION OF REQUESTED VARIANCE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

We are currently building a home for Mr. Keung Kwok on  
2788 Addison Cove. The surveyor said we are encroaching  
on the front setback by a couple of feet. He says the front  
of the garage is over the setback line. The foundation is already  
in and the house is framed

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.



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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

TUESDAY, June 20, 2023 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: John Abel - Contractor  
DATE: May 18, 2023  
SUBJECT PROPERTY ADDRESS: 2238 Addison Cove, Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: A 16 ft portion of the front of the garage is over the front setback line a couple of feet according to the surveyor hired by the lending company

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.

Keith Cottenden \_\_\_\_\_  
Printed Name of Property Adjacent Owner (Signature) \_\_\_\_\_ Date 5-18-23  
2234 Addison Cove, Jonesboro AR \_\_\_\_\_  
Address Phone 870-324-3030

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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, June 20, 2023 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: John Abel - Contractor  
DATE: May 18, 2023  
SUBJECT PROPERTY ADDRESS: 2738 Addison Cove, Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: A 16 ft portion of the front of the garage is over the front setback line a couple of feet according to the surveyor hired by the lending company

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.

Logan E. White  
Printed Name of Property Adjacent Owner  
2242 Addison Cove  
Address

Logan E. White 5-16-23  
(Signature) Date  
870-219-4099  
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.

# SURVEY FOR: Keung Kwok & Zhi Quan Fang

OF: 2238 Addison Cove Jonesboro, Arkansas

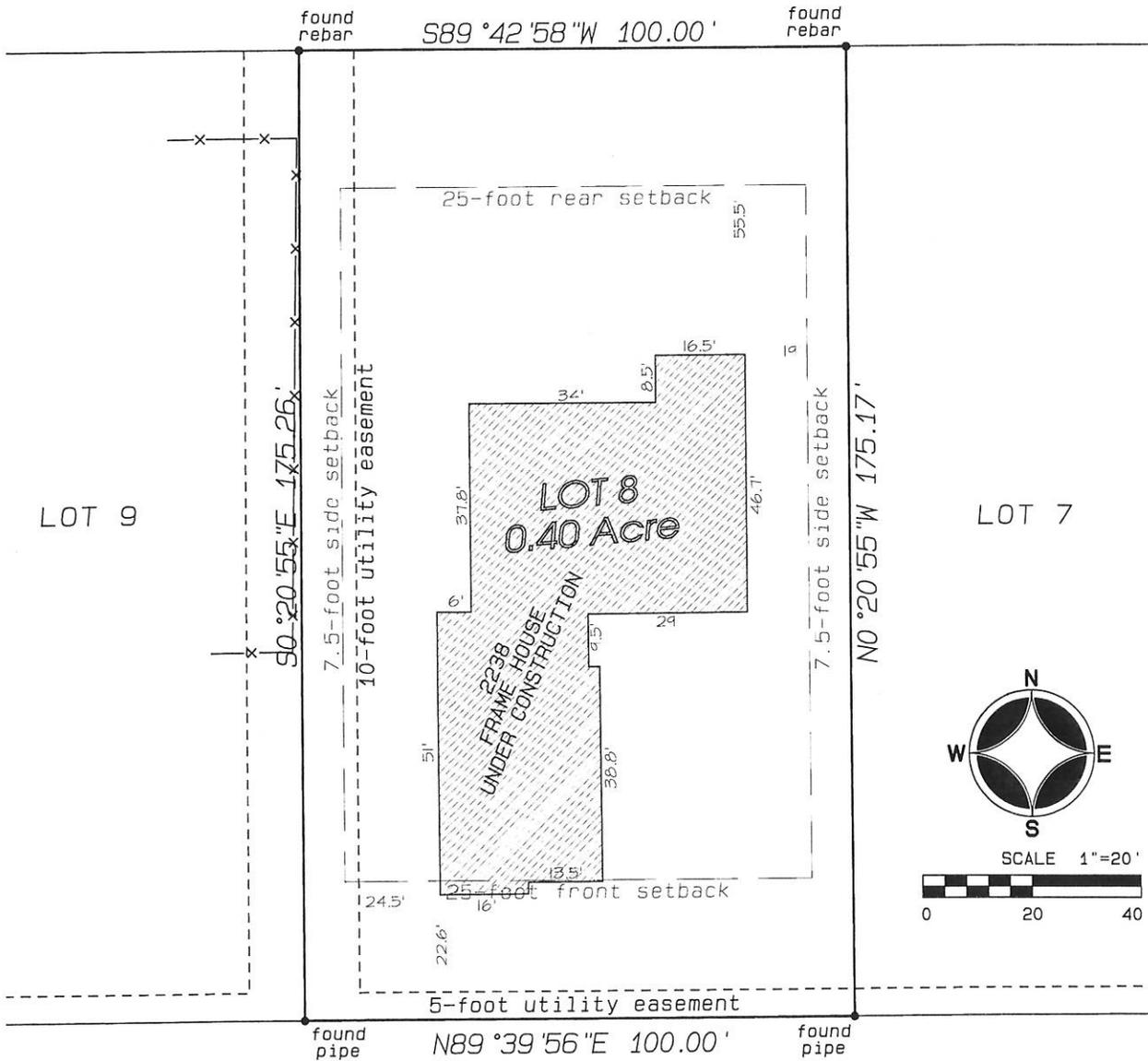
A survey of the following described lands in Craighead County, Arkansas, to-wit:

Lot 8 of Jamestown Manor Phase IV, Jonesboro, Arkansas, as shown by Plat recorded in Plat Cabinet "C" page 256 at Jonesboro, Arkansas, subject to Bill of Assurance recorded in Document #JB2015R-013069 at Jonesboro, Arkansas, and to easements as shown on recorded plat.

Notes:

- 1.) Improvements are as shown.
- 2.) Bearings and distances based on record plat.

Dated: March 13, 2023



ADDISON COVE



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



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-34

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 6001 Fredricksburg Drive

Jeremy Jones is requesting a variance for a residential driveway wider than 40'. This property is located in the R-1, single family medium density district.



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

Case Number VR-23-34 BZA Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ BZA Meeting Date 10-20-2023

OWNER/APPLICANT INFORMATION

Property Owner Jeremy Jones Applicant Jeremy Jones  
Address 6001 FREDERICKSBURG DR Address 6001 FREDERICKSBURG DR  
Phone 870-931-8676 Phone 870-931-8676  
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

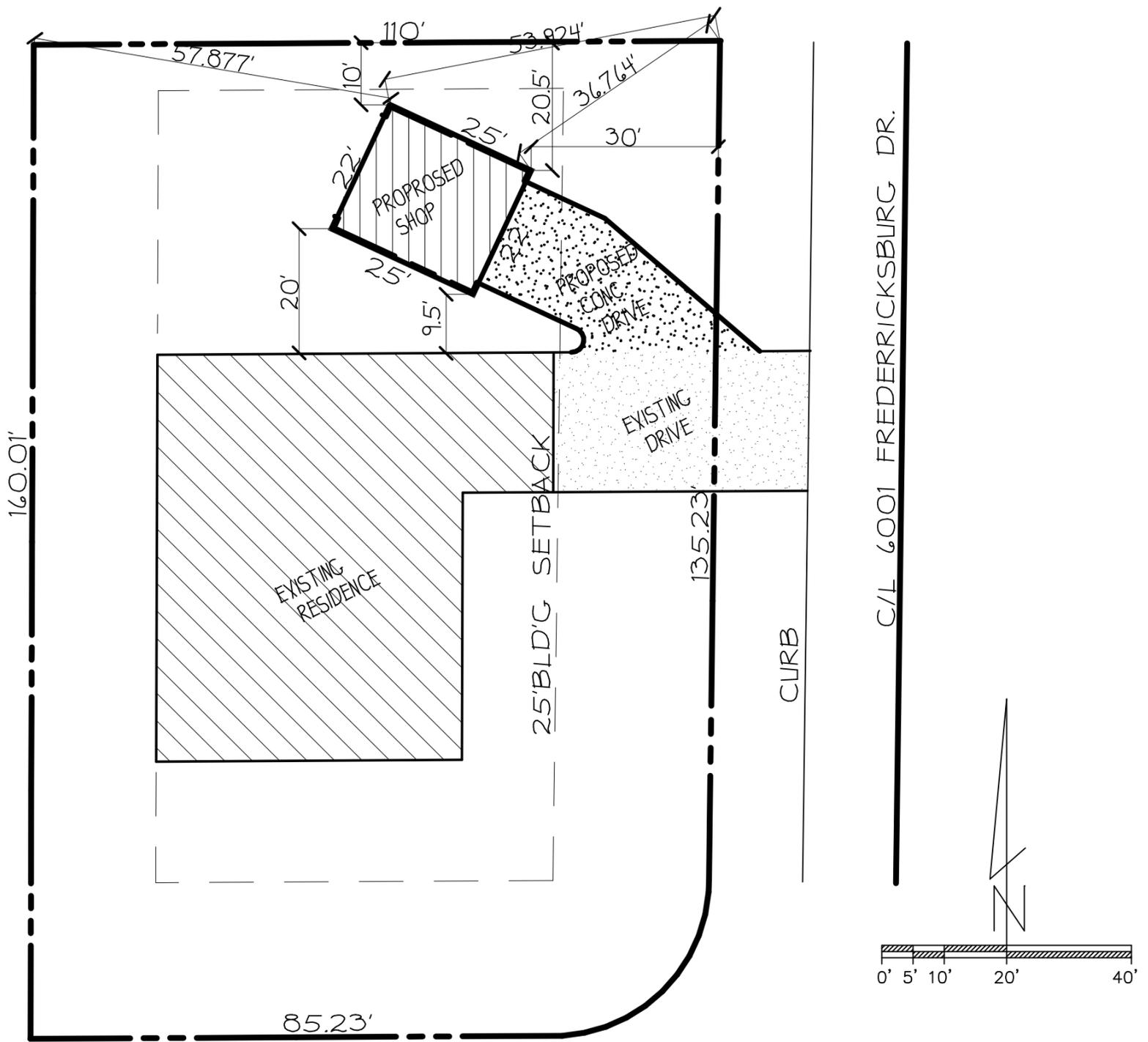
REQUEST TO ALLOW CONCRETE DRIVEWAY GIVING ACCESS TO  
NEWLY BUILT DETACHED GARAGE.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

- DRIVEWAY WAS BUILT TO CONNECT TO EXISTING DRIVEWAY IN ORDER FOR WATER NOT TO STAND BETWEEN NEW & EXISTING.
- AFTER GARAGE WAS BUILT IT WAS DETERMINED THAT IN ADDITION TO ELIMINATING A WATER ISSUE IT WOULD ALSO LOOK BETTER IN APPEARANCE TO CONNECT & MAKE 1 DRIVEWAY.
- ALSO PREVENT PARKING IN STREET. TYPICALLY 3-4 VEHICLES AT MY HOME

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.



PLAT OF LOT ①  
 JAMESTOWN ADDITION  
 PHASE 11  
 JONESBORO. AR.

PROJECT# 22011JONES

P.O. BOX 1841 Jonesboro Ar. 72403

870-935-9100

Artistic Designer Solutions

Dan Mattix







**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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, June, 2023 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: Jeremy Jones  
DATE: 5-23-2023  
SUBJECT PROPERTY ADDRESS: 6001 FREDERICKSBURG DR.  
DESCRIPTION OF VARIANCE REQUESTED:  
request for variance on driveway

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.

Patrick Murray  
\_\_\_\_\_  
Printed Name of Property Adjacent Owner  
5220 PROVIDENCE  
\_\_\_\_\_  
Address

DocuSigned by:  
Patrick Murray 5/23/2023  
\_\_\_\_\_  
(Signature) Date  
641-210-9151  
\_\_\_\_\_  
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.

**Certificate Of Completion**

Envelope Id: 4D6EFE60D26A45F8AC7204807406C152  
 Subject: Complete with DocuSign: [Untitled].pdf  
 Source Envelope:  
 Document Pages: 1  
 Certificate Pages: 4  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-06:00) Central Time (US & Canada)

Status: Completed

Signatures: 1  
 Initials: 0

Envelope Originator:  
 Lindsie Sutton  
 1 Mississippi Plaza  
 Tupelo, MS 38804  
 lindsie.sutton@bxsi.com  
 IP Address: 66.76.116.4

**Record Tracking**

Status: Original  
 5/23/2023 9:56:41 AM

Holder: Lindsie Sutton  
 lindsie.sutton@bxsi.com

Location: DocuSign

**Signer Events**

Patrick Murray  
 Patrickmurray62@outlook.com  
 Security Level: Email, Account Authentication (Optional)

**Signature**



Signature Adoption: Drawn on Device  
 Using IP Address: 162.253.45.126  
 Signed using mobile

**Timestamp**

Sent: 5/23/2023 9:57:39 AM  
 Viewed: 5/23/2023 11:38:53 AM  
 Signed: 5/23/2023 11:39:07 AM

**Electronic Record and Signature Disclosure:**

Accepted: 5/23/2023 11:38:53 AM  
 ID: e270a6db-b823-4516-9284-43763ed6165e

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	5/23/2023 9:57:39 AM
Certified Delivered	Security Checked	5/23/2023 11:38:53 AM
Signing Complete	Security Checked	5/23/2023 11:39:07 AM
Completed	Security Checked	5/23/2023 11:39:07 AM

Payment Events	Status	Timestamps
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**Electronic Record and Signature Disclosure**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-35

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 816 Hester Street

Marshall and Medrith Groves are requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-3, multifamily high density district.



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

Case Number VR-23-35 BZA Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ BZA Meeting Date \_\_\_\_\_

OWNER/APPLICANT INFORMATION

Property Owner MARSHALL & MEDRITH GROVES Applicant Marshall D. & Medrith Groves  
Address 310 MALLORE CT. Address 310 MALLORE CT.  
Phone 870-761-1826 Phone 870-761-1826  
Signature Marshall D. Groves Signature Marshall D. Groves

DESCRIPTION OF REQUESTED VARIANCE

TO REPLACE FENCE ON CORNER LOT WITH 6' DOGEARED PICKETS AS WAS ORIGINALLY CONSTRUCTED

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

ORDINANCE FOR FENCING CORNER LOT THAT REQUIRES FENCES NOT RESTRICT VISIBILITY OF ONCOMING TRAFFIC

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.

To: The Proper Authorities

My wife and I have owned the property at 816 Hester since January 2012. There was a privacy fence around two (2) sides of the property when we purchased it. The fence was constructed of treated and cedar lumber, the dogeared pickets being cedar. At the time of purchase the fence was showing considerable deterioration due to aging.

Early last year I began to repair the fence using the existing post and replacing the crossmembers and fence pickets. I completed the side of the fence needing the most attention.

April of this year I began work on the remainder of the fence not aware that a permit was now required to repair existing fencing. Code Enforcement shut my project down in early May.

When applying for a permit I was made aware of an ordinance pertaining to fencing requirements on corner lots. That says the fence can't be over four (4) feet in height and must have the pickets spaced at a given dimension. This is to ensure that there is no obstructed view of oncoming traffic onto the adjacent streets.

I was informed that to replace my existing fence to its original condition I would have to apply for a variance to this ordinance.

The fence for which this variance is being requested does not block visibility from either direction. Whether turning from Auburn onto Hester St. or Hester St. onto Auburn.

The fence is set back from the Hester St. curb approximately 45' and the set back from the Auburn St. curb is approximately 17'. I have included a photograph from my vehicle setting on Auburn at the stop sign at Auburn and Hester St. preparing to turn onto

Hester St., as you can clearly see my vision is unobstructed for at least 100 yds.

Therefore, I am hopeful this information demonstrates that repairing/replacing my fence, back to its original placement and appearance will not have the undesired consequence of obstructing visibility to oncoming traffic.

Marshall D. Groves

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Jonesboro, AR 72404

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Certified Mail Fee	\$4.15
\$	
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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0408  
77

Postmark  
Here

Postage	\$0.63
\$	
Total Postage and Fees	\$4.78
\$	

05/18/2023

Sent To: **JEFF POTTS**  
Street and Apt. No., or PO Box No.: **321 DUNWOODY**  
City, State, ZIP+4®: **JONESBORO, AR 72404**

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

See Reverse for Instructions

7022 1670 0001 7011 6113

HESTER ST.



PROPERTY LINE

44'

16'

816 HESTER ST.

854 SQ. FT.

35'

17'

PARKING

AUBURN PL.

ALLEY





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-36

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 5408 Southwest Drive

Davidson Engineering is requesting a variance for a 12' sign, the property is located in the overlay district.



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

Case Number VR-23-36 BZA Deadline May 25, 2023  
Date Submitted May 25, 2023 BZA Meeting Date June 20, 2023

**OWNER/APPLICANT INFORMATION**

Property Owner SCOTT DAVIS OF  
Hull & Rowden Davis LLC Applicant Davidson Engineering LLC  
Address P.O. Box 853 Heber Springs, AR 72543 Address 210 W. Arch Ave. Searcy, AR 72143  
Phone 870-613-0295 Phone 501-388-2178  
Signature S. Davis Signature BD

**DESCRIPTION OF REQUESTED VARIANCE**

Variance of the sign height requirement of eight (8') feet in a  
overlay district to allow for a twelve (12') foot sign.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

The parcel sits lower than the highway and an eight (8') foot sign  
would not offer adequate visibility from the road way.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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*

7021 2720 0003 1407 8835

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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	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 10.85	
<b>Total Postage and Fees</b>	<b>\$ 15.00</b>	

Sent To: Doyle Yarbrough  
 Street and Apt. No: 600 W. Lawson Rd  
 City, State, ZIP+4: Jonesboro, Arkansas 72404

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

7021 2720 0003 1407 8859

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**OFFICIAL USE**

Certified Mail Fee	\$ 4.15	
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	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 10.85	
<b>Total Postage and Fees</b>	<b>\$ 15.00</b>	

Sent To: Jeremy H. & Fara Moore  
 Street and Apt. No: 5406 Southwest Dr.  
 City, State, ZIP+4: Jonesboro, AR 72404

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

7021 2720 0003 1407 8842

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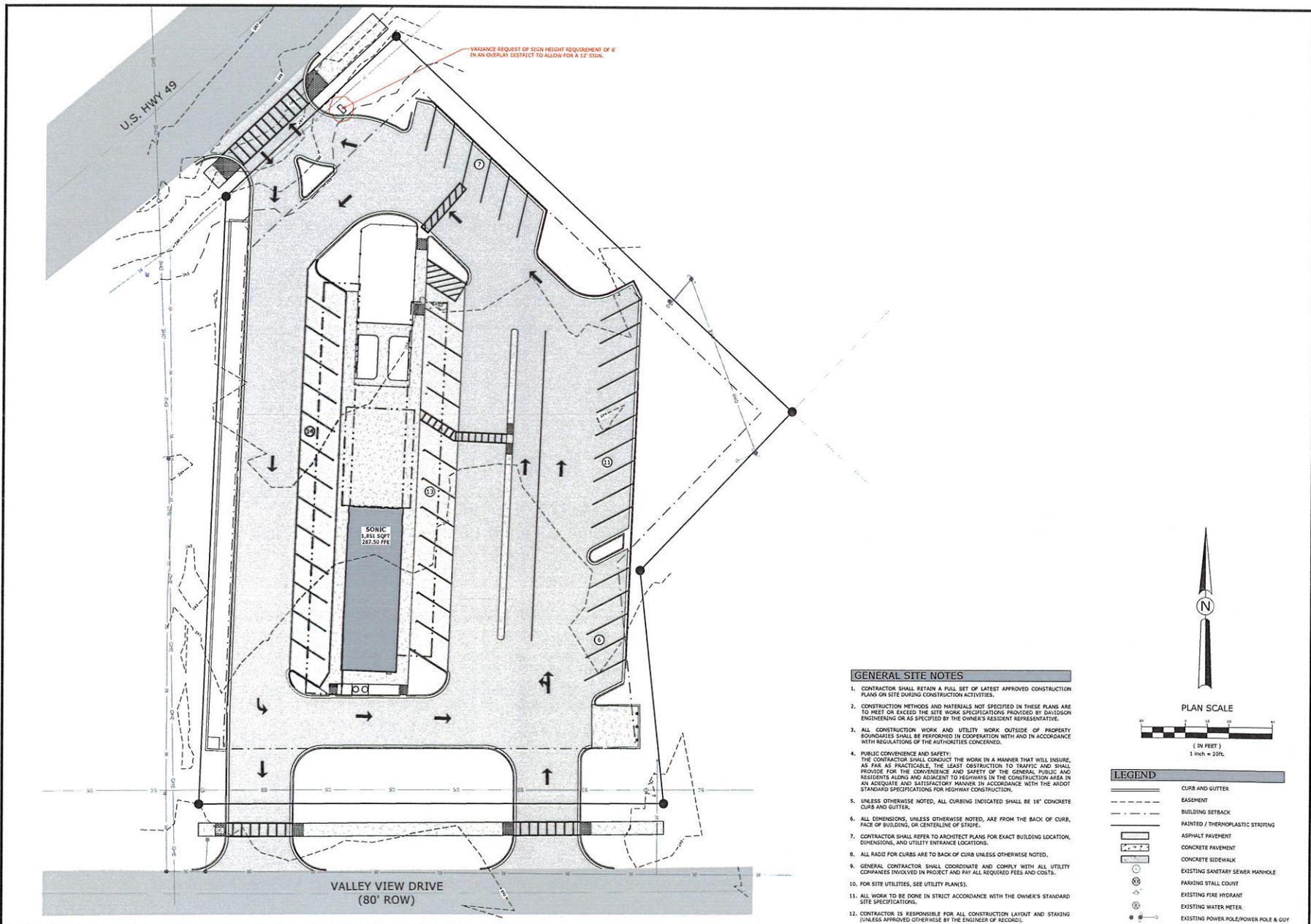
**OFFICIAL USE**

Certified Mail Fee	\$ 4.15	
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	\$	Postmark Here
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 10.85	
<b>Total Postage and Fees</b>	<b>\$ 15.00</b>	

Sent To: Jamie A. Shrable  
 Street and Apt. No: 2134 Valley View Dr.  
 City, State, ZIP+4: Jonesboro, AR 72404

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

2:034020-07 - Valley View Sonic - DHR Design Drawing 23407-07-01-01.dwg 5/24/23 at 2:15pm



**DAVIDSON ENGINEERING**  
210 W. ARCHATE, STE. D  
SEARCH, AR 72143  
TEL. 501.388.2178

VALLEY VIEW SONIC  
DHR GROUP  
JONESBORO, ARKANSAS

REV.	DATE	DESCRIPTION
1	5.23.2023	UPDATED PER CITY COMMENTS RFP#11.17 & 33



ORIGINAL SIGNATURE ON FILE

<b>SITE PLAN</b>	
PROJECT NO:	DRAWN BY:
23407-07	JCB
DATE:	DATE:
FEBRUARY 2023	FEBRUARY 2023
SCALE:	JOB NUMBER:
1" = 20'	D23-07
<b>C3.0</b>	



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-37

---

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 3231 East Highland Drive

Jim Guntharp is requesting a variance for a 8' tall fence within the city limits of Jonesboro. This property is located in the C-5, commercial district.



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

Case Number VR - 23 - 37 BZA Deadline 5/25/2023  
Date Submitted \_\_\_\_\_ BZA Meeting Date 6/20/2023

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Jim Guntharp</u>	Applicant	<u>Jim Guntharp</u>
Address	<u>3231 E Highland Dr</u>	Address	<u>3231 E. Highland Drive</u>
Phone	<u>870 932 7228</u>	Phone	<u>870 932 7228</u>
Signature	<u></u>	Signature	<u></u>

**DESCRIPTION OF REQUESTED VARIANCE**

To install a 6' or 8' (preferable) wooden privacy fence at the west end of our parking lot, alongside an existing chain link fence, along property divide between 3223 E. Highland & the adjoining National Guard parking lot.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

The ornamental trees we've had along this property line were significantly damaged by the tornado in 2020 & we need to remove them. This will leave an open, unobstructed view to the abandoned parking area of the NH Guard. It's not kept up or cleared & is very unsightly. We had discovered a homeless gentleman living in the culvert last fall before the city cleaned that corner out.

**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.

Along the west end of our property, which adjoins the N+I Guard property, we need to pull down the ornamental trees which were damaged in the 2020 tornado. This will leave an unobstructed view of the abandoned N+I Guard property. It's very unsightly. If we could build a wooden privacy fence, preferably 8', that would hide that. If we could take it the full length to the north tip of the existing chain link, we could angle the height from the 8' down to 6' for the end 5' or so.

7022 1670 0001 7011 7363

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Desha, AR 72527

**OFFICIAL USE**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To: **Bobbie Snell**  
 Street and Apt. No., or PO Box No.: **PO Box 283**  
 City, State, ZIP+4®: **Desha, AR 72527**

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



CARAWAY JONESBORO  
 2404 RACE ST  
 JONESBORO, AR 72401-9997  
 (800)275-8777

05/25/2023 01:40 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Jonesboro, AR 72401 Weight: 0 lb 0.50 oz Estimated Delivery Date Sat 05/27/2023			
Certified Mail®			\$4.15
Tracking #: 70221670000170117370			
Return Receipt			\$3.35
Tracking #: 9590 9402 2340 6225 9640 25			
<b>Total</b>			<b>\$8.13</b>

7022 1670 0001 7011 7370

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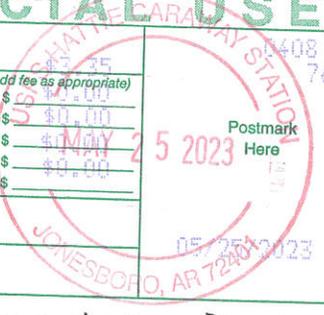
Jonesboro, AR 72401

**OFFICIAL USE**

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To: **State of Arkansas Military Dept.**  
 Street and Apt. No., or PO Box No.: **Highland**  
 City, State, ZIP+4®: **Jonesboro AR 72401**

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



First-Class Mail® Letter	1		\$0.63
Desha, AR 72527 Weight: 0 lb 0.40 oz Estimated Delivery Date Sat 05/27/2023			
Certified Mail®			\$4.15
Tracking #: 70221670000170117363			
Return Receipt			\$3.35
Tracking #: 9590 9402 2340 6225 9640 18			
<b>Total</b>			<b>\$8.13</b>

Grand Total:			\$16.26
Cash			\$20.00
Change			-\$3.74

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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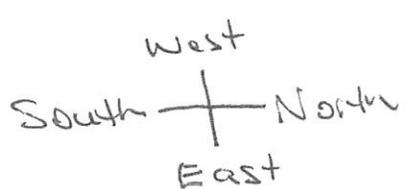
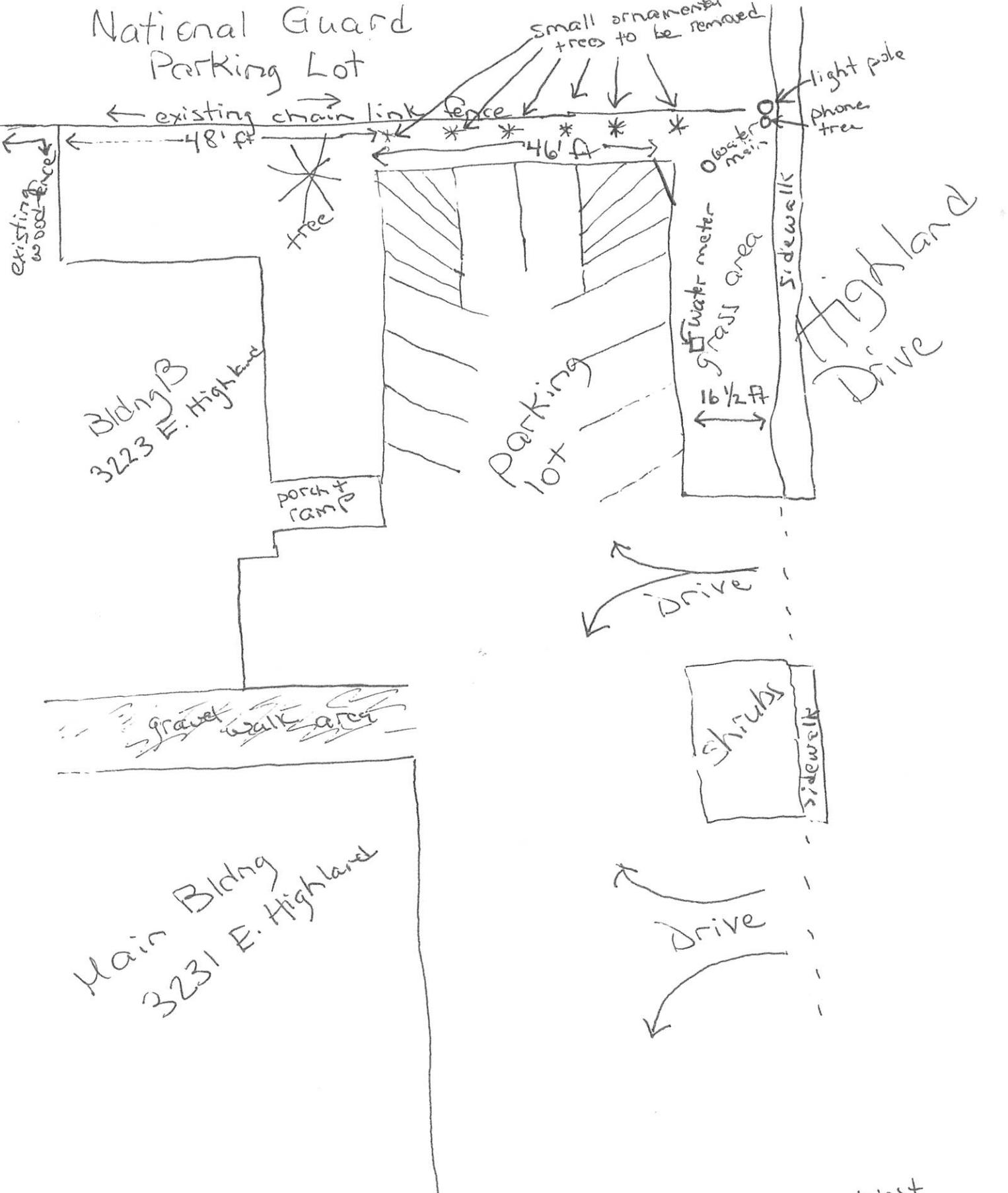
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# National Guard Parking Lot





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-38

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 2904 Stallings Lane

Associated Engineering is requesting a variance for a 8' tall fence within the city limits of Jonesboro. This property is located in the C-3, general commercial district.



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

Case Number VR-23-38 BZA Deadline 5/25/2023  
Date Submitted 5/25/2023 BZA Meeting Date 6/20/2023

OWNER/APPLICANT INFORMATION

Property Owner ALPINE BREW INVESTMENTS Applicant ASSOCIATED ENGINEERING  
Address P.O. Box 547 Jonesboro AR Address P.O. Box 1462 Jonesboro  
Phone 479-233-3349 Phone 870-932-3594  
Signature John Horace Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

Request Variance for 8' Privacy Fence Along West Side of Site

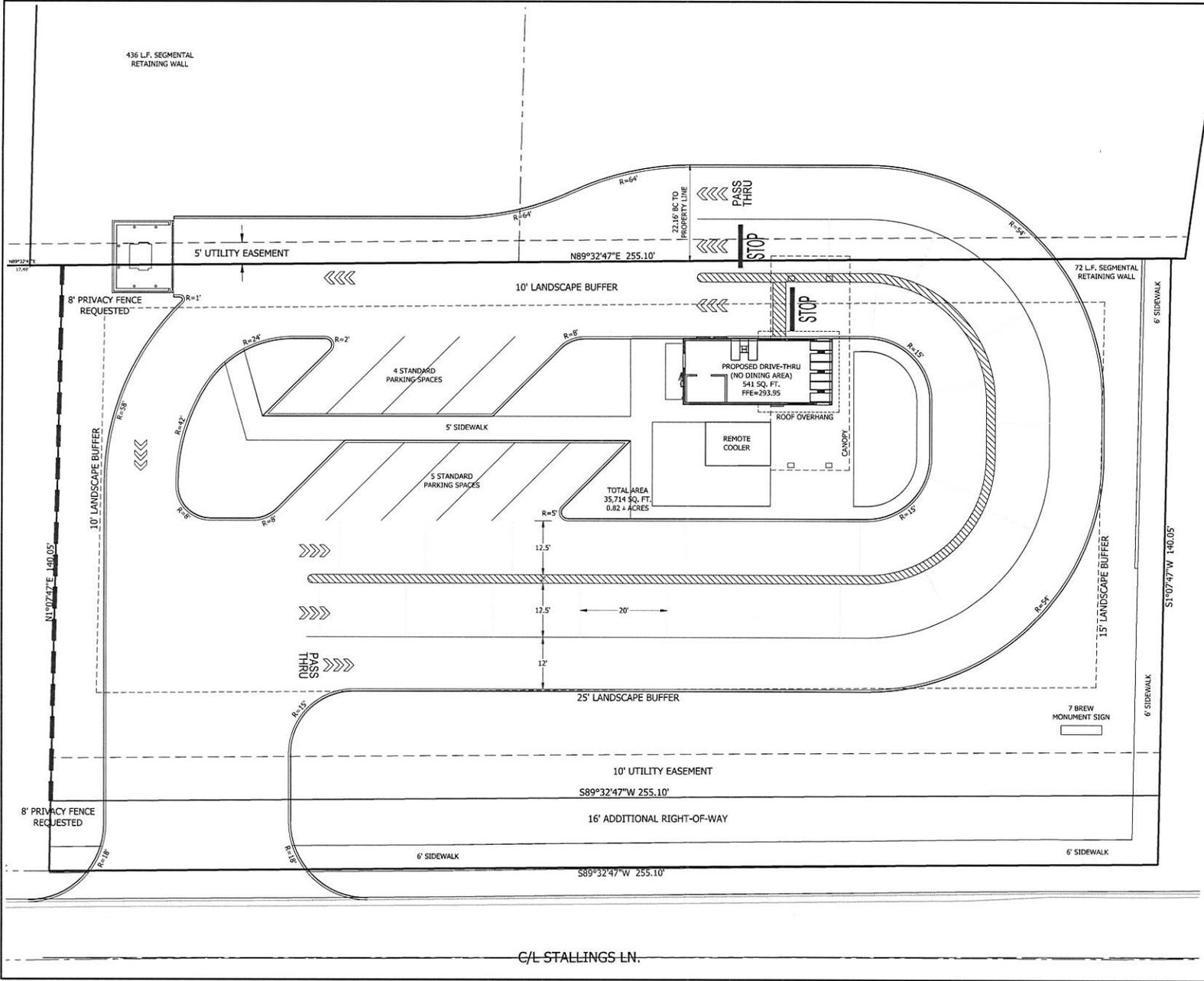
CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Construct 8' Privacy fence to block Headlight and Noise  
Code allows 6' max height

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



**SITE NOTES**

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RACES SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT COMMERCIAL.
4. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 1.0% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TERRAIN.
5. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
6. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
7. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
8. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AGENCIES.
9. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.
10. PARKING REQUIREMENTS:  
RESTAURANT (DRIVE-THRU ONLY):  
PARKING SPACES PROVIDED: 9  
PARKING SPACES PROVIDED: 9  
STACK LENGTH REQUIRED: 133 FEET  
STACK LENGTH PROVIDED (INSIDE LANE): 133 FEET
11. TRAFFIC STATEMENT:  
CORRESPONDENT SIGN WITH DRIVE-THRU AND NO SHOULDER SEATING.  
BUILDING SQUARE FOOTAGE: 541 SQ. FT.  
UNIT OF MEASURE: 1,360 SQ. FT./GPA = 5.541 TONS PER HOUR (ALL)  
PEAK PER HOUR: 45 L  
OWNER TO PROVIDE AVERAGE ORDER RATE BASED ON OTHER LOCATIONS.

**1 BREW DRIVE THRU COFFEE**  
ALPINE BREW INVESTMENTS, LLC  
STALLINGS LANE  
JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1842  
JONESBORO, AR 72401  
PH: 870-232-3394 • FAX: 870-935-1123



NO.	DESCRIPTION	DATE
1.	REVISION PER OWNER	06/02/23
2.	REVISION FOR COMMENTS	06/22/23

**BZA REQUEST**

DATE:	05/25/2023	DRAWN:	COH
CADD FILE:	23132-60P	CHECKED:	JHE
DWG#:	041424-XXXX	SHEET:	004

7022 3330 0001 5430 0674

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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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Postmark Here: JUN 12 2023 JONESBORO, AR 72401

Sent To: NEIL STALLINGS PROPERTIES #1 LLLP  
 Street: 361 SOUTHWEST DR STE 165  
 City: JONESBORO AR 72401-5854

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

7022 3330 0001 5430 0667

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Jonesboro, AR 72401

**OFFICIAL USE**

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\$	\$3.75
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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Postmark Here: JUN 12 2023 JONESBORO, AR 72401

Sent To: STALLINGS MATT & HEATHER  
 Street: 2905 BERNICE CIR  
 City, State: JONESBORO AR 72401-4407

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

81

7022 3330 0001 5430 0681

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Jonesboro, AR 72401

**OFFICIAL USE**

Certified Mail Fee	\$4.15
\$	\$3.75
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
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Postmark Here: JUN 12 2023 JONESBORO, AR 72401

Sent To: DISCOVERY ISLAND PROPERTIES LLC  
 Street: 2935 MATTHEWS AVE  
 City: JONESBORO AR 72401-4499

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



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-39

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 821 Witt Street

Sara Trimarchi is requesting a variance for a 6' tall fence located in a street facing yard. This property is located in the R-2, multifamily low density district.



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

Case Number VR-23-39 BZA Deadline 5/25/23  
Date Submitted 5/25/23 BZA Meeting Date 6/20/23

OWNER/APPLICANT INFORMATION

Property Owner Sara Trimarchi Applicant Sara Trimarchi  
Address 821 WITT Address 821 WITT  
Phone 870 926 4407 Phone 870 926 4407  
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

Adjustment of existing fence line.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Notice from Planning Department

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.

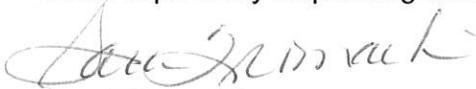
May, 25, 2023

MAPC Board

I have owned the property at 821 Witt for over 35 years. During that time, I have had a fence that ran parallel to the sidewalk for over 30 years. In October of 2022, we requested a permit to replace the existing fence and add another approximately 50 feet that would take our lot that had been open for over 20 years.

Our neighbor at 518 Warner had an existing fence on the property line. We discussed with them connecting to the fence so we could enclose our total property. They had no issues, so when the fence was complete, our whole property was enclosed.

I am respectfully requesting that my fence be allowed to stay as it is.

A handwritten signature in cursive script, appearing to read "Sara Trimarchi".

Sara Trimarchi





**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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_, 20\_\_ 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: Sara Trimarchi  
DATE: 5/25/23  
SUBJECT PROPERTY ADDRESS: 821 W. I.T.  
DESCRIPTION OF VARIANCE REQUESTED: Keep zone as is

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.

Ximena Lopez  
Printed Name of Property Adjacent Owner  
518 Warner Ave. Jonesboro  
Address AR. 72401

[Signature] 05-25-2023  
(Signature) Date  
870-340-6137  
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

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: VR-23-40

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Board of Zoning Adjustments

**File Type:** Variances

VARIANCE REQUEST: 4104 Raider Road

Bobby and Melissa Blackmon are requesting a variance for an existing 60x80 storage shed located in an R-1, single family medium density district.



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

Case Number \_\_\_\_\_ BZA Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ BZA Meeting Date \_\_\_\_\_

OWNER/APPLICANT INFORMATION

Property Owner Bobby Blackmon Applicant Melissa Blackmon  
Address 4104 Raider Rd Address 4104 Raider Rd  
Phone 870-351-0179 Phone 870-351-0179  
Signature [Signature] Signature [Signature]

DESCRIPTION OF REQUESTED VARIANCE

We are requesting to keep our existing structure on our property as it was approved, in it's entirety, before we built it. We turned in drawings to show exactly what we were building in order to get it approved or denied. We were even asked to elaborate on some of that information, which we did. It was approved. Once we had our permit, we proceeded.

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

Please see attached Narrative letter.

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.

Planning Department, 300 S. Church Street, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036

June 2, 2023

To whom it may concern,

We are requesting a variance after learning the structure we built on our property exceeded the size limit. After submitting all of our information for approval, and obtaining our permit, we began construction. The concrete was poured on the dates of July 5-July 7<sup>th</sup>, 2022. However, Construction did not begin until October 31, 2022. It lasted 7 days. During this time, we never received a complaint. The final concrete for the driveway was completed in November 2022. Since then, we have heavily invested monetarily by running plumbing, 480V electricity, spray foam insulation, 2 AC units, and framing for office space, which was also approved. Many neighbors, and people just driving by, have stopped to comment on how beautiful it was and how much improvement we have done to our property. We have never received a complaint from Ms. Hogue verbally and are saddened to learn of her dislike of the structure. We feel we have followed all guidelines that we were aware of in the building of this structure, and therefore request the variance.

Respectfully,

A handwritten signature in black ink, appearing to read "Bobby and Melissa Blackmon". The signature is written in a cursive style with a large initial "B" and "M".

Bobby and Melissa Blackmon

4104 Raider Rd

Jonesboro, AR 72404

870-494-5820



**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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, June 20, 2023 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: Bobby and Melissa Blackmon  
DATE: 05-31-23  
SUBJECT PROPERTY ADDRESS: 4104 Raider Road Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: Requesting to keep existing shop on property

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.

Mindy Schwarz  
Printed Name of Property Adjacent Owner

Mindy Schwarz 5/31/23  
(Signature) Date

4101 Forest Hill Rd.  
Address

870-219-3815  
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, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, June 20, 2023 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: Bobby and Melissa Blackmon  
DATE: \_\_\_\_\_  
SUBJECT PROPERTY ADDRESS: 4104 Raider Road Jonesboro, AR 72404  
DESCRIPTION OF VARIANCE REQUESTED: \_\_\_\_\_  
Requesting to keep existing shop on property  
\_\_\_\_\_  
\_\_\_\_\_

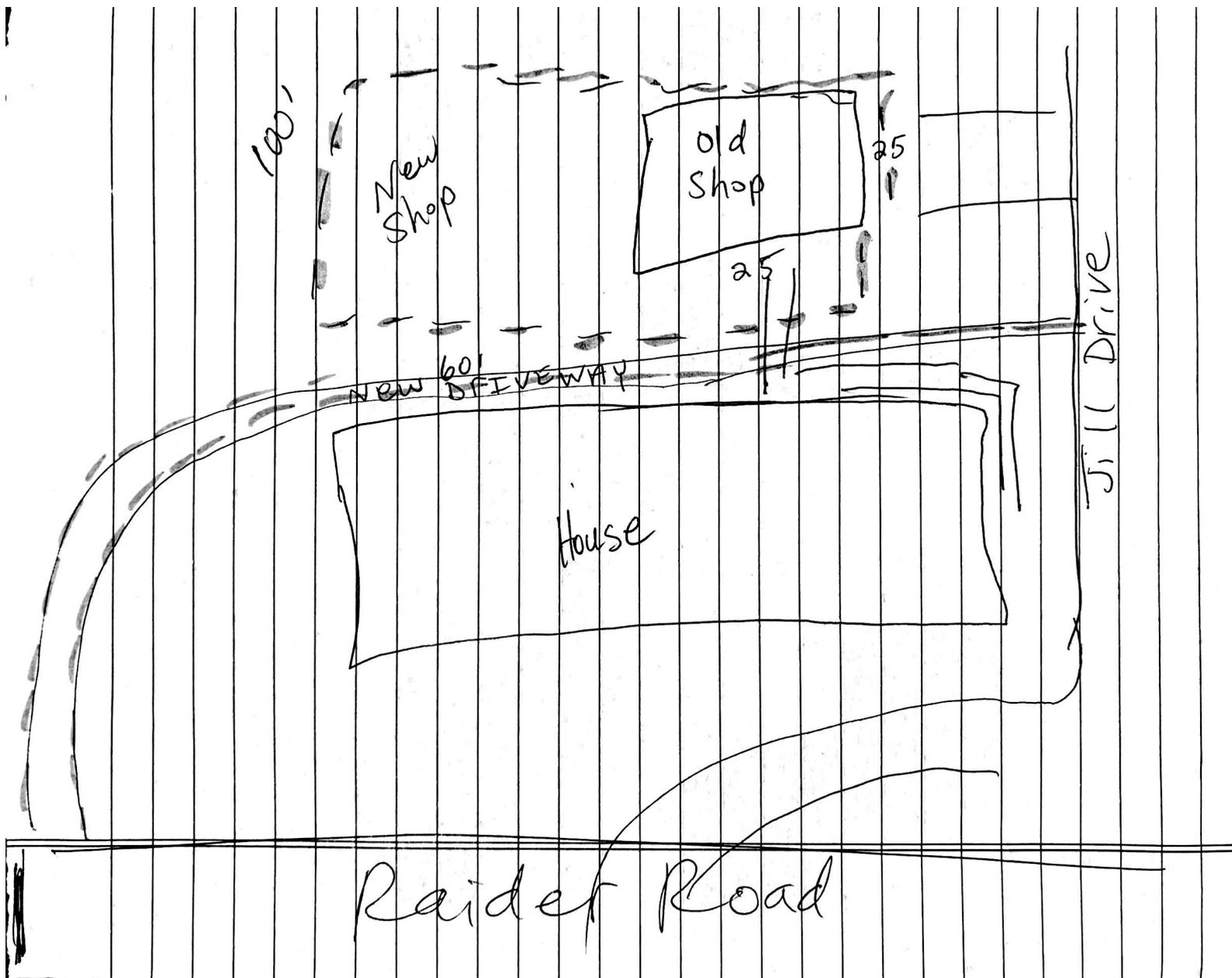
In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal,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

David Smith  
Printed Name of Property Adjacent Owner  
4105 Forest Hill Rd  
Address

[Signature] 5-31-23  
(Signature) Date  
870 882-1971  
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.







Your Custom Metal Building Design

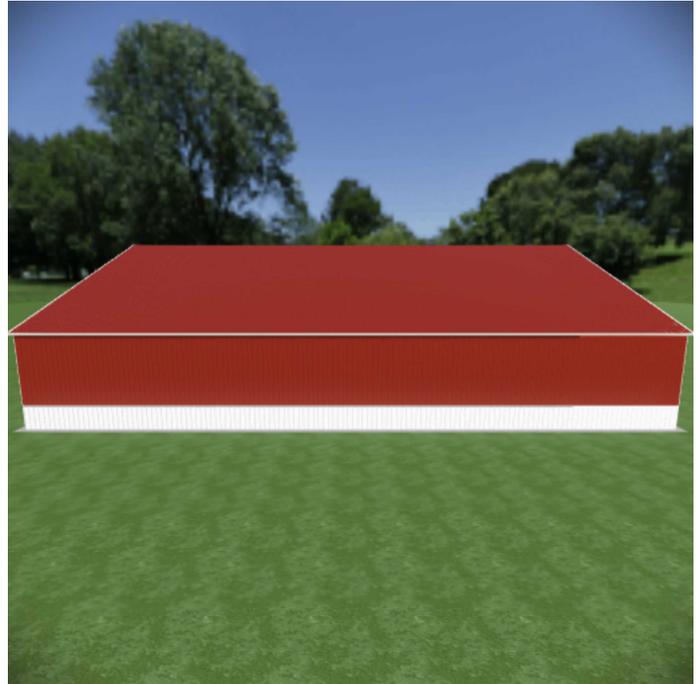
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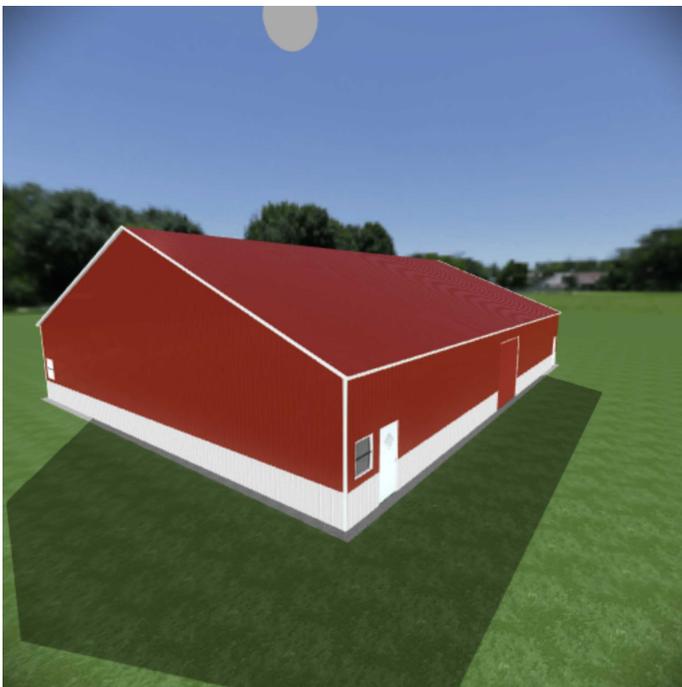
Delivery Zip Code: 72404



Front



Right



Back



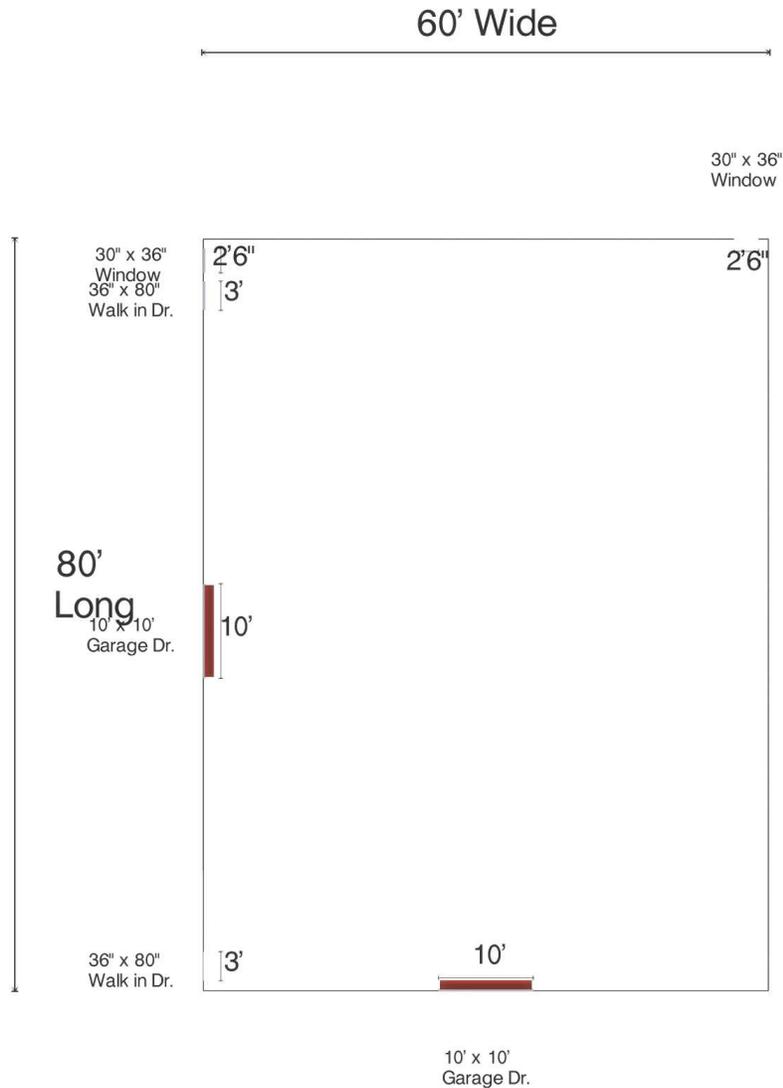
Left



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Floor Plan



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Delivery Zip Code: 72404

60 x 80 Vertical Roof Metal Garage \$89,390.25      1      \$96,917.85

Roof Color: Barn Red

Trim Color: White

Side & End Color: Barn Red

140mph 30psf or 105mph 65psf or FL: 140 mph and 30 psf

32' to 60' Ends: 60' Wide - Close Both 12' Ends

Installation Surface: Concrete

32' to 60' Wide Gables: Gables Open

Garage Door Color: Barn Red

14 GA or 12 GA Tubing 32' to 60' Wide: 14 GA Tubing

32' to 60' Wide Leg Height: 12' Legs on 80' Long

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Right Side on 32' to 60' Wide: Right Side Closed on 12' Legs - 80' Long

Left Side on 32' to 60' Wide: Left Side Closed on 12' Legs - 80' Long

Walk in Door Location: Walk in Door on Left Side 1' From Back End

Windows Location: Window on the Back End

Galvanized or Colored Screws: Silver Galvanized Screws

Vertical Deluxe Two Tone on Side: Vertical Deluxe Two Tone on 80' Long on Both Sides

Vertical Deluxe Two Tone on End: Vertical Deluxe Two Tone on 60' Wide on Both Ends

Vertical Two Tone Color: White

29 GA or 26 GA Sheeting: Standard 29 GA

Insulation Options: Fully Insulate Roof and Sides

Insulation Type: Woven R17 Insulation on 12' Leg Height - 60x80

Garage Doors 10'x10' Locations End: 1 Garage Door 10'x10' on End

Garage Doors 10'x10' Locations Side: 1 Garage Door 10'x10' on the Side

Select Delivery County in Florida: N/A

Subtotal: **\$96,917.85**

Vertical or Lap Siding Panels: Vertical Side Panels (Only applies if sides and ends are closed)

Limited Time 5% Discount: **-\$4,704.75**

Garage Doors 10'x10': Two 10' Wide x 10' Tall Garage Door - Colored

Walk in Door: Two Single Walk in Doors 36" Wide x 80" Tall

Delivery & Installation: **FREE for Zip Code 72404**

Windows: Two 30" x 36" Windows

Tax: Calculated in Checkout

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**Total: \$92,213.10**

**Deposit to Order: \$15,196.34**

*Prices subject to change without notice*