



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Board of Zoning Adjustments

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Tuesday, April 18, 2017

1:30 PM

Municipal Center

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### 1. Call to Order

### 2. Roll Call

### 3. Approval of Minutes

MIN-17:043 BZA Minutes from March 21, 2017 Meeting.

Attachments: [BZA Minutes from March 21, 2017 Meeting](#)

### 4. Appeal Cases

VR-17-06 VARIANCE: VR 17-06 3701 Casey Springs Road

Michael Craig request a variance for address 3701 Casey Springs Road to waive the Single Family Building requirements of a lot due to the fact he wants to construct an accessory structure on the lot next to his home and the accessory structure will be located in the front yard setback. This is located on an R-1 Single Family Density District lot.

Attachments: [Application](#)  
[Letter](#)  
[Minor Plat](#)  
[Residential Application](#)  
[Picture of Building](#)  
[Drawing of map where slab for building is located](#)  
[Adjoining Property Owner Notification](#)  
[Adjoining Property Owner Letters](#)  
[Aerial View](#)

VR-17-07 VARIANCE: VR 17-07 1916 and 1920 East Matthews

Bear State Bank request a variance for addresses at 1916 and 1920 East Matthews to waive the standard building setbacks due to the need to Replat and buildings have been located here for several years. Both are located on a C-3 General Commercial District lot.

**Attachments:** [Application](#)  
[Letter](#)  
[Arnolds Variance](#)  
[Arnolds Minor Replat](#)  
[Property Owners](#)  
[Aerial View of Location](#)  
[Returned Adjoining Property Owner Notifications Signed](#)  
[USPS Returned Green Cards](#)

**VR-17-08** VARIANCE: VR 17-08 2305 Arrowhead Drive

Julie Waldo requests a variance for address 2305 Arrowhead Drive to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line facing Harrisburg Road. This is located on an R-1 Single Family Density District lot.

**Attachments:** [Application](#)  
[Letter](#)  
[Diagram of Fence](#)  
[Aerial View of Location](#)  
[Picture of House View](#)  
[Picture of Street View](#)  
[Street View From Harrisburg Road](#)  
[Adjoining Property Owner Notifications](#)

**VR-17-09** VARIANCE: VR 17-09 3803 Victoria Lane

Moss Fencing on behalf of Ed Gillham request a variance for address 3803 Victoria Lane to waive the standard height limitation of six (6') foot in height to an eight (8') foot wood privacy fence along the back property line blocking the view of the school. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:** [Application](#)  
[Aerial View of Layout of Fence](#)  
[Adjoining Property Owner Notifications](#)  
[Aerial View](#)  
[View of School from Street](#)  
[USPS Returned Card](#)

**VR-17-10** VARIANCE: VR 17-10 320 Prospect Trail

Moss Fencing on behalf of Bob West request a variance for address 320 Prospect Trail for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:** [Application](#)  
[Aerial View of Fence](#)  
[USPS Returned Card](#)  
[SFR 16-228 320 Prospect Road House](#)  
[Aerial View of Location](#)  
[Aerial View](#)

**VR-17-11** VARIANCE: VR 17-11 4501 Summit Ridge

Moss Fencing on behalf of David Wolf request a variance for address 4501 Summit Ridge for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:** [Application](#)  
[Aerial View](#)  
[Adjoining Property Owners Notifications](#)  
[Phone message](#)  
[Aerial View of House location](#)  
[USPS Returned Card](#)

**VR-17-12** VARIANCE: VR 17-12 805 West Warner

Roger and Linda Watkins requests a variance for address 805 W. Warner to waive the standard building setbacks since the property is located on the corner of Warner and Olive to construct a duplex on the property. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:** [Application](#)  
[Drawing](#)  
[Plat](#)  
[Adjoining Property Owners Notification](#)  
[Layout](#)  
[Aerial View of Location](#)

**VR-17-13** VARIANCE: VR 17-13 1205 South Madison

Sherrie Mitchell request a variance for address 1205 South Madison for fence that will extend into the front yard setbacks that is six (6') foot in height wood fence instead of the standard four (4') foot in height and 50% percent open. This is located on an R-1 Single Family Density District lot.

**Attachments:** [Application](#)  
[Letter](#)  
[Drawing](#)  
[Existing Fence](#)  
[Fence](#)  
[Pictures](#)  
[Aerial View of Location](#)  
[Adjoining Property Owners Notifications](#)

**VR-17-14**

VARIANCE: VR 17-14 4702 Mitchell and 4703 Morton

Lonnie Roberts request a variance for addresses 4702 Mitchell and 4703 Morton to waive the standard building setbacks since the property is located on three street fronts to accommodate saving 100-year-old oak trees that are located on the property while constructing the duplexes. This is located on an R-2 Multi-Family Low Density District lot.

**Attachments:** [Application](#)  
[Drawing](#)  
[Orginial Drawing](#)  
[Aerial View](#)  
[Trees](#)  
[Aerial View of Location](#)

**5. Staff Comments****6. Adjournment**