



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, April 16, 2024

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-24:033](#) Minutes 04/02/2024

Attachments: [BZA Minutes \(Special\) 04.02.2024](#)

4. Appeal Cases

[VR-24-07](#) VARIANCE REQUEST: 210 E JOHNSON

Jonesboro Public Schools is requesting a variance for the total number of shrubs required by the landscaping ordinance. This site is located in the C-3 LUO, general commercial district with a limited-use overlay.

Attachments: [AS101 - ARCHITECTURAL SITE PLAN](#)

[C-001 - CIVIL PLAN](#)

[Signed Application](#)

[PAK MAIL 0487](#)

[Receipt for letters to adjacent owners](#)

[VR-24-13](#) VARIANCE REQUEST: 807 S Caraway

Civil Link is requesting a variance for 17% greenspace for an existing site. The property is located within the C-3, general commercial zoning district.

Attachments: [2-20 Site Layout](#)

[Narrative Letter](#)

[VR-24-13 - Adjoining Neighbor Notification](#)

[VR-24-13 - Signed Application](#)

[VR-24-13 - Signed Neighbor Notification 1](#)

[VR-24-13 - Signed Neighbor Notification 2](#)

[VR-24-14](#) VARIANCE REQUEST: 4006 Friendly Hope Road

Joe Verser is requesting a variance to construct a 2,800 sq. ft. shop/garage which is

more than 50% of the size of the primary structure. The subject property is zoned R-1.

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

VR-24-16 VARIANCE REQUEST: 1654 West Matthews

Weston Wagner is requesting a variance for a driveway that has been completed for the duplex at this location. There were originally two separate driveways on the approved plans. The subject property is zoned R-2.

Attachments: [Application & Narrative Letter - VR-24-16](#)
[Mail Receipts - VR-24-16](#)
[Pictures - VR-24-16](#)

VR-24-18 VARIANCE REQUEST: 4827 E Johnson Ave

Tralan Engineering is requesting a variance from the special overlay district requirements as well as the lot coverage requirements from 60% to 68%. This request is to add approximately 5,000 sq. ft. of canopy for a covered lumber storage yard. The subject property is zoned C-3 and is located in the overlay district.

Attachments: [VR-24-18 - Adjoining Property Owner Notification](#)
[VR-24-18 - Application \(Signed\)](#)
[VR-24-18 - Certified Mail Receipts](#)
[VR-24-18 - Site Plan](#)

VR-24-19 VARIANCE REQUEST: 1204 Dove Rd

Tralan Engineering is requesting a variance from the rear setback requirements of R-1 from 25 feet to 10 feet. This request is to build an addition onto the existing primary structure.

Attachments: [VR-24-19 - Adjoining Property Owner Notification](#)
[VR-24-19 - Application \(Signed\)](#)
[VR-24-19 - Certified Mail Receipts](#)
[VR-24-19 - Site Plan](#)

VR-24-20 VARIANCE REQUEST: 798 Cypress Knee Cv

Eric and Stephaine Mullins are requesting a variance from the fence code to allow them to build a fence closer to the road. The subject property is zoned R-1.

Attachments: [VR-24-20 - Application \(Signed\)](#)
[VR-24-20 - Mail Receipts](#)
[VR-24-20 - Narrative Letter](#)
[VR-24-20 - Pictures](#)
[VR-24-20 - Site Plan](#)

VR-24-21 VARIANCE REQUEST: 815 N Main St

North Main Baptist Church is requesting a variance from the overlay district requirements for a sign. The subject property is zoned R-3 and is in the overlay district.

- Attachments:** [VR-24-21 - Application \(Signed\)](#)
[VR-24-21 - Mail Receipt](#)
[VR-24-21 - Sign Proposal](#)
[VR-24-21 - Site Plan](#)

VR-24-22 VARIANCE REQUEST: 5307 Stadium Blvd

Warren Younge is requesting a variance from the overlay district sign regulations to erect a pylon LED sign. The subject property is zoned C-3 and is in the overlay district.

- Attachments:** [VR-24-22 - Adjoining Property Owner Notification](#)
[VR-24-22 - Application \(Signed\)](#)
[VR-24-22 - Mail Receipts](#)
[VR-24-22 - Pictures](#)
[VR-24-22 - Site Plan](#)

VR-24-10 VARIANCE REQUEST: 516 GEE

Little & Associates Architects, Inc. is requesting a variance for a frontage reduction of 60% to 30%. This site is located in the commercial mixed-use district.

- Attachments:** [Signed Form](#)
[Variance Notification](#)
[516 Gee Street-LP-1](#)
[516 Gee Street-SP-1](#)
[Building Plan](#)
[Notifications](#)
[Old Site](#)
[516 GEE- CODE RESOLUTIONS](#)

Legislative History

3/19/24	Board of Zoning Adjustments	Tabled
4/2/24	Board of Zoning Adjustments	Tabled

5. Staff Comments

6. Adjournment