



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, March 16, 2021

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

MIN-21:012

MINUTES: Meeting Minutes from January 19th, 2021 BZA Meeting.

Attachments: [Meeting Minutes from January 19th, 2021 BZA Meeting](#)

4. Appeal Cases

VR-21-02

VARIANCE: 4405 and 4401 Finn Road

Jose and Samantha Manuel and Jackson Innovations, Inc are requesting a variance for 4405 and 4401 Finn Road to reduce the front yard setbacks of the required 25 ft. to 20 ft. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Letter](#)
[Plat](#)
[Notifications](#)
[Aerial View of Location](#)

VR-21-03

VARIANCE: 3105 Southwest Drive

N & T Associates, LLC is requesting a variance for 3105 Southwest Drive for the requirements of the Overlay District with omitting 25 ft. front landscape and parking setback, omit 10 ft. side landscape setback, omit 20 ft. rear landscape setback, allow both existing entrances to remain in place, allow sidewalk to be placed adjacent to and along existing curbing, consistent with both existing sites, and waive the requirement for vehicular access to the existing adjacent sites. This is located in a C-3 General Commercial Density District.

Attachments: [Application](#)
[Letter](#)
[Notifications](#)
[Plat](#)
[USPS Receipts](#)
[Aerial View of Location](#)

VR-21-04 VARIANCE: 4104 Manila Street / 2319 Boydston Street

Islas Investments, Inc. is requesting a variance for 4104 Manila Street and 2319 Boydston Street to have two residential structures on a single lot, allow the existing building footprint to define the building setback for this lot, allow all existing fences to remain in place, and all the existing sheds / accessory buildings. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Letter](#)
[Notification](#)
[Plat](#)
[Aerial View of Location](#)

VR-21-05 VARIANCE: 805 Gwen Street

Brent Meeks on behalf of Ana Gomez is requesting a variance for 805 Gwen Street to build a duplex on lot that is 6900 sq. ft. instead of the 7200 sq. ft. that is required. This is located in an R-3 Multi Family High Density District.

Attachments: [Application](#)
[Plat](#)
[Notifications](#)
[Aerial View of Location](#)

VR-21-06 VARIANCE: 3725 E Johnson

Stonebridge Construction on behalf of Hagg Brown Development, LLC is requesting a variance for 3725 E. Johnson from the Overlay District landscape buffer requirements of 25 ft. and 15 ft. grass vegetative buffer and tree planning along the road right of way to 10 ft. side and rear grass vegetative buffers. In addition, to have Pylon sign instead of the monument sign that is required in the Overlay District. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
[Site Plan](#)
[Pole Sign Exhibit](#)
[USPS](#)
[Signed Notification sent back](#)
[Aerial View of Locatin](#)

VR-21-07 VARIANCE: 5410 Brody Drive - Brody Reed Estates

Mark Morris of Mark Morris Construction on behalf of Hammerhead Contracting and Developing, LLC are requesting a variance for 5410 Brody Drive to go into the front yard required setback of 25 ft. to about 2.1 ft. on west side reducing that side setback to 22.9 ft. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Letter](#)
[Plat](#)
[PP 20-13 FP 20-13 BRODY REED ESTATES](#)
[Adjoiners Map](#)
[Aerial View](#)

VR-21-08

VARIANCE: 4815 E. Parker Road

Jeremy Ellis of Little and Associates on behalf of Jonesboro Cycle & ATV are requesting a variance for address located at 4815 E Parker Road to reduce but not omit the overlay requirements of exterior 80% masonry wood stone exterior. To request for ¾ minus compacted chap paving at secured area in lieu of asphalt of the holding Bull Pen to be enclosed with security fencing to hold customer serviced machines, which shall be a non-public area and not visible from the public. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
[USPS Receipts](#)
[Aerial View](#)

VR-21-09

VARIANCE: 610 Willett Road

City Water and Light is requesting a variance for address located at 610 Willett Road to construct a concrete apron from Willett Road to approximately 10 ft. past the gated entrance to new main lift station and allow the remainder of the driveway be temporarily constructed of gravel. After two years, the gravel driveway will be replaced with concrete drive as stated by code. This is located in an R-1 Single Family Residential District.

Attachments: [Application](#)
[Letter](#)
[Site Plan for Variance](#)
[Aerial View](#)
[Plans](#)

VR-21-10

VARIANCE: 2501 W. Washington

Jeremy Ellis of Little and Associates on behalf of BLR Investments, LLC are requesting a variance for 2501 W. Washington to reduce, but not omit the overlay requirements of exterior 80% masonry wood stone required for outside building materials. This is located in a C-3 General Commercial District.

Attachments: [Application](#)
[Adjoining Property Owners](#)
[Aerial View](#)

5. Staff Comments

6. Adjournment